



City of San Marcos

Regular Meeting Historic Preservation Commission July 13, 2023, 6:00 PM City Hall, Council Chambers 630 East Hopkins Street

The Commission member presiding over the meeting will be present at this location.

Due to COVID-19, this will be a hybrid (in-person/virtual) meeting. For more information on how to observe the virtual meeting, please visit:

<https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>

The Historic Preservation Commission may adjourn into executive session to consider any item on the agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made on the basis for the Executive Session discussion. The Historic Preservation Commission may also publicly discuss any item listed on this agenda for Executive Session.

I. Call To Order

II. Roll Call

III. Citizen Comment Period: *Persons wishing to participate (speak) during the citizen comment period must submit their written comments to hpcommission@sanmarcostx.gov no later than **12:00 p.m. (noon)** on the day of the meeting. A call-in number to join by phone or link will be provided for participation on a mobile device, laptop or desktop computer. Comments shall have a time limit of three minutes each. Please indicate if you would like to speak in person.*

MINUTES

1. Consider approval, by motion, of the June 1, 2023 regular meeting minutes.

ACTION ITEM

2. Consideration of Recommendation Resolution 2023-01RR, recommending the City Council authorize an amendment to Appendix C, Historic District Design Guidelines of the San Marcos Design Manual, to include specific design standards for maintaining the compatibility of historic residential site elements, such as but not limited to walkways, sidewalks, and topography.

PUBLIC HEARINGS

Written comments or requests to join in a public hearing must be sent to hpccommission@sanmarcostx.gov the day prior to the meeting and no later than **12:00 p.m. (noon)** on the day of the hearing. A call-in number to join by phone or link will be provided for participation on a mobile device, laptop or desktop computer. Comments shall have a time limit of three minutes each. Any additional information regarding this virtual meeting may be found at the following link: <https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>. Please indicate if you would like to speak in person.

3. **HPC-23-11 (923 Burleson Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Pekka Rintala to allow the installation of a four-foot wrought iron fence with a gate to be located adjacent to the sidewalk at the front of the property, flush with the front façade of the building.
4. **HPC-23-12 (202 North LBJ Drive)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Mike Dawoud, on behalf of 202 N. LBJ Venture Group, LP, to allow the renovation of the ground floor storefront façade to include a new entryway into the building from North LBJ Drive.
5. **HPC-23-13 (716 West Hopkins Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Dennis Sugrue to allow the extension of the existing six-foot wooden privacy fence to the northeast property line and the replacement of metal skirting with cedar shake lattice skirting.

UPDATES

6. Updates on the following:
 - a. HPC Committee Reports Concerning Recent Activities
 - b. Grant Opportunities and Updates
 - c. Dunbar School Home Economics Building Restoration Progress
 - d. Historic Preservation Plan Update
 - e. Upcoming Events and Training Opportunities

IV. FUTURE AGENDA ITEMS

Board Members may provide requests for discussion items for a future agenda in accordance with the board's approved bylaws. *(No further discussion will be held related to topics proposed until they are posted on a future agenda in accordance with the Texas Open Meetings Act.)*

V. QUESTION AND ANSWER SESSION WITH PRESS AND PUBLIC

This is an opportunity for the Press and Public to ask questions related to items on this agenda. Persons wishing to participate remotely in the Q&A session must email hpccommission@sanmarcostx.gov beginning the day prior to the meeting and before 12:00PM the day of the meeting. A call-in number to

join by phone or link will be provided for participation on a mobile device, laptop or desktop computer. If attending in person, no sign up is required.

VI. ADJOURNMENT

Notice of Assistance at the Public Meetings

The City of San Marcos is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to ADArequest@sanmarcostx.gov. For more information on the Historic Preservation Commission, please contact Alison Brake, Historic Preservation Officer at 512.393.8232 or abrake@sanmarcostx.gov.



CITY OF SAN MARCOS

Meeting Minutes

Historic Preservation Commission

Thursday, June 1, 2023

6:00 PM

Hybrid Meeting

Due to COVID-19, this was a hybrid in-person/virtual meeting. For more information on how to observe the virtual meeting, please visit:

<https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>

I. Call To Order

With a quorum present the regular meeting of the San Marcos Historic Preservation Commission was called to order at 6:00 p.m. on Thursday, June 1, 2023.

II. Roll Call

Present 6 – Commissioner Rogers, Commissioner Baker, Commissioner Dake, Commissioner Dedek, Commissioner Long, and Commissioner Dillon*

Absent 0

*Commissioner Dillon arrived at 6:06 PM.

III. 30 Minute Citizen Comment Period:

Debbie Austin, 436 Stagecoach Trail, stated that she was in support of the Commission working towards drafting a process in renaming local historic landmarks. She stated that having guidelines regarding renaming historic structures would be good for the City and stated that the discussion at tonight's meeting was a good first step.

MINUTES

1. Consider approval, by motion, of the May 4, 2023 regular meeting minutes.

A motion was made by Commissioner Dillon, seconded by Commissioner Dake, to approve the minutes of the May 4, 2023 regular meeting as submitted. The motion carried by the following vote:

For: 6 – Commissioner Baker, Commissioner Rogers, Commissioner Dake, Commissioner Dedek, Commissioner Long, and Commissioner Dillon
Against: 0

UPDATES

2. Updates on the following:

- a. HPC Committee Reports Concerning Recent Activities
- b. Grant Opportunities and Updates

- c. Dunbar School Home Economics Building Restoration Progress**
- d. Historic Preservation Plan**
- e. Upcoming Events and Training Opportunities**

- a. Nothing to report as the Preservation Month Committee did not meet.
- b. Nothing to report from staff.
- c. Public Works staff is working through the permitting process and working with Purchasing Office to prepare the necessary documents for the construction contract.
- d. Staff stated the Request for Proposals had been sent to the Purchasing Department for review and issuance.
- e. Staff provided information on the Texas Historical Commission's regional CLG Training opportunity on Monday, June 12th from 9-4 at the Price Center. The workshop is geared towards staff, commission members, and other interested parties from city and county CLG communities and will focus on preservation planning.

3. Discussion regarding a process to rename local historic landmarks and provide feedback to staff.

The Commission last discussed the potential process of renaming historic landmarks in January 2023 where they determined this issue was a priority issue to be handled with the drafting of the historic preservation plan. The Commission provided the following feedback for staff to consider in drafting a process:

- Process should only apply to properties that have been designated as local historic landmarks and are City-owned.
- Criteria should reflect that of the National Register criteria for designation and be tied to San Marcos. (*The 4 criteria categories for designation on the National Register are: Historical Event, People, Architecture, and Archeology*)
- The proposed name should have a strong historical association with the landmark.
- Public engagement and participation in the process should be encouraged.
- Commission would like the process to be codified in the Development Code.

Staff will bring a draft of the process with criteria to the Commission for discussion in August if there is a light agenda. If the agenda is heavy with Certificate of Appropriateness requests, the Commission requested a special meeting be held in either July or August to keep the project moving forward.

FUTURE AGENDA ITEMS

No items were added.

QUESTION AND ANSWER SESSION WITH PRESS AND PUBLIC

No one spoke.

THERE BEING NO FURTHER BUSINESS CHAIR ROGERS DECLARED THE MEETING ADJOURNED AT 7:27 P.M.

Jennifer Rogers, Chair

Historic Preservation Commission

June 1, 2023

Regular 3

ATTEST:

Alison Brake, Historic Preservation Officer



MEMO

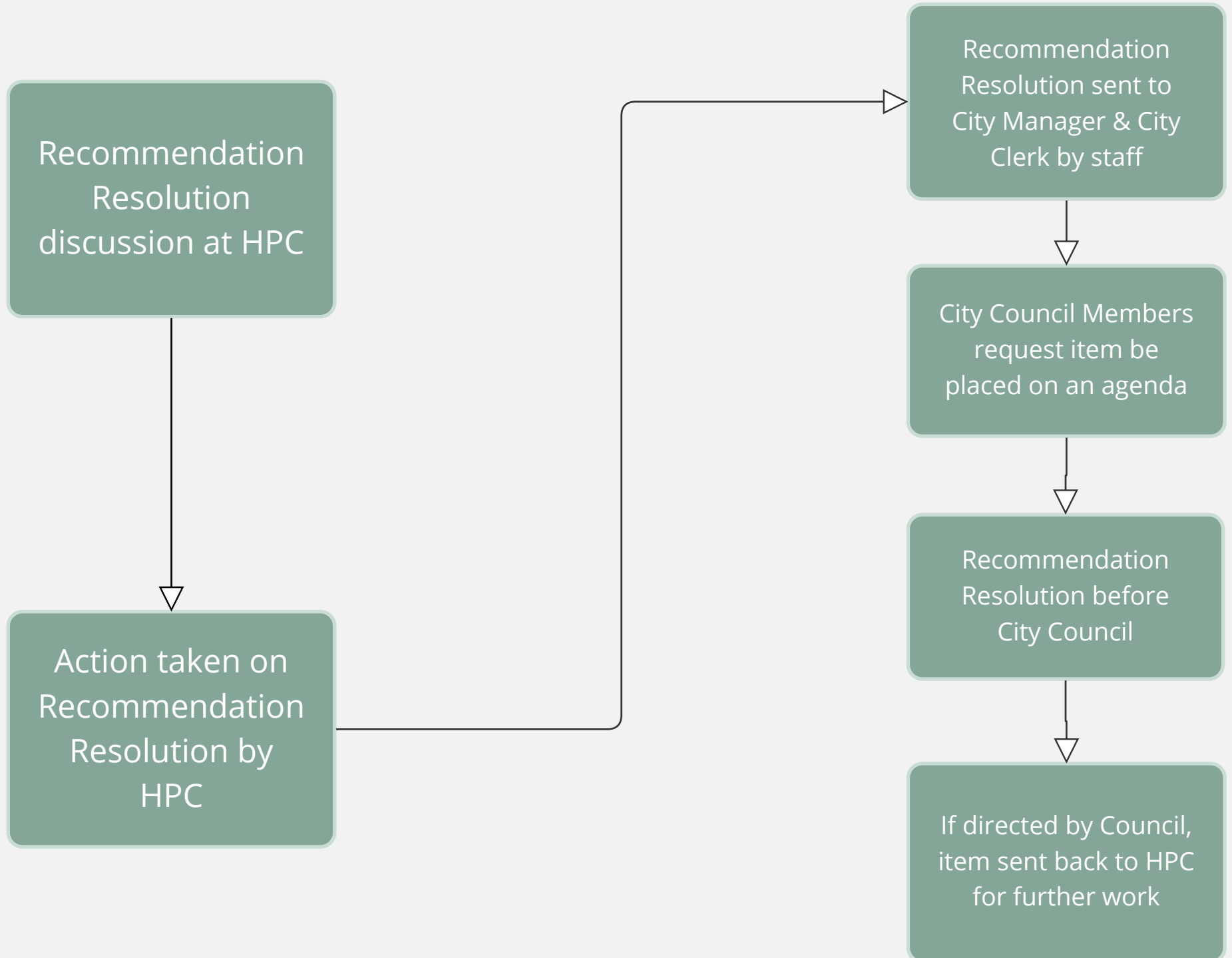
TO: San Marcos Historic Preservation Commission
FROM: Alison Brake, Historic Preservation Officer
DATE: June 27, 2023
RE: Item 2: Site Elements in Historic Districts

The Commission discussed this item at the April 6, 2023 regular meeting at which the Commission indicated interest in drafting a Recommendation Resolution regarding a proposal to amend the Historic District Design Guidelines found in Appendix C of the San Marcos Design Manual. The information from the Agenda Packet can be found here: https://sanmarcostx.gov/AgendaCenter/ViewFile/Agenda/_04062023-3367.

Attached is the draft Recommendation Resolution which requests City Council consider an amendment to the Historic District Design Guidelines to include specific design standards for maintaining the compatibility of historic residential site elements.

The Commission may present edits to the resolution at the July 13 meeting. Should the Commission approve the resolution, the next step in the process would be to forward it to City Council via the City Clerk and the City Manager. A flowchart of the Recommendation Resolution process is also attached.

Recommendation Resolution Process





RECOMMENDATION RESOLUTION

(Historic Preservation Commission)

Recommendation Number: (2023-01RR – HPC): recommending the City Council authorize an amendment to Appendix C, Historic District Design Guidelines of the San Marcos Design Manual, to include specific design standards for maintaining the compatibility of historic residential site elements, such as but not limited to walkways, sidewalks, and topography.

WHEREAS, the City’s Comprehensive Plan, “Vision San Marcos: A River Runs Through Us,” recognizes that the citizens of San Marcos “are conscious of preserving our rich historical past and will pursue future cultural enrichment”; and

WHEREAS, toward that end, the city boasts seven locally designated historic districts and nine locally designated landmarks while other structures and sites have been recognized at the national and state levels for their historical or cultural significance; and

WHEREAS, the site elements of individual residential properties are essential features in defining the historic character of San Marcos’s historic areas; and

WHEREAS, the Secretary of the Interior’s Standards for the Treatment of Historic Properties recognizes that the relationship of buildings to each other, setbacks, fence and wall patterns, views, driveways and walkways, and street trees and other landscaping together establish the character of a district or neighborhood and drastic changes to these features diminish a historic property’s ability to convey its historic significance; and

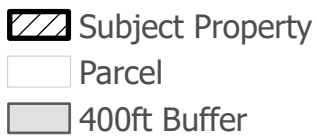
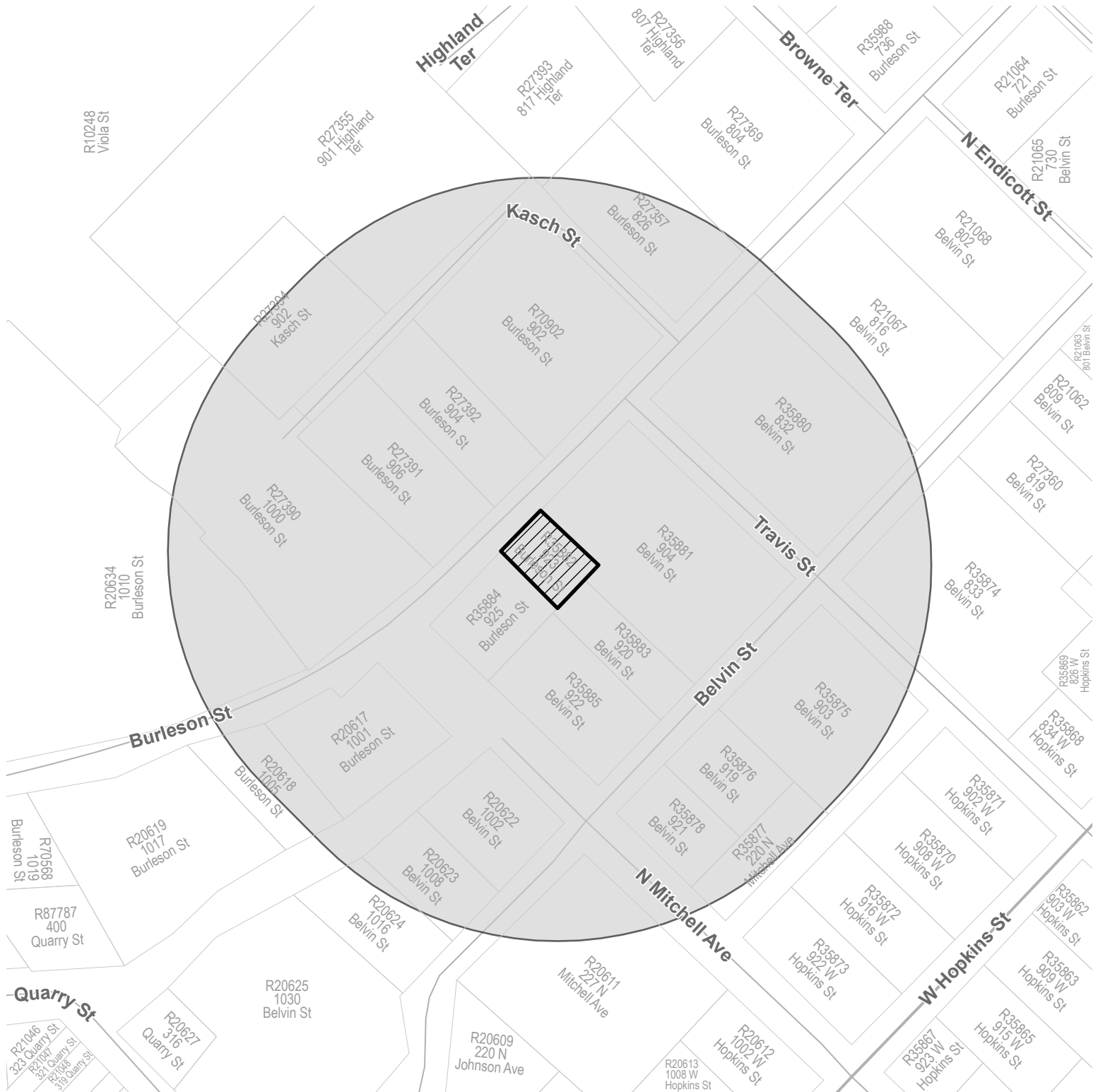
WHEREAS, the Historic District Design Guidelines do not include specific guidelines that correlate to site-specific elements, and the Historic Preservation Commission has explored including specific, clear cut, and easy to understand guidelines for historic residential site elements.

NOW, THEREFORE, BE IT RESOLVED that the Historic Preservation Commission recommends the San Marcos City Council consider the initial authorization of an amendment to Appendix C, Historic District Design Guidelines of the San Marcos Design Manual, to include specific design standards for maintaining the compatibility of historic residential site elements, such as but not limited to walkways, sidewalks, and topography.

Date of Approval:

Record of the vote:

Attest: _____
Jennifer Rogers, Chair, Historic Preservation Commission



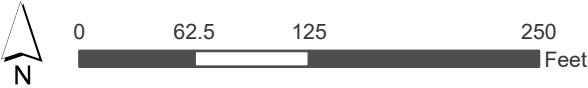
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 6/28/2023





-  Subject Property
-  Parcel



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 6/28/2023



Certificate of Appropriateness

HPC-23-11 (923 Burleson Street)



Summary

Request:	Installation of a new four-foot wrought iron fence.		
Applicant:	Pekka Rintala 733 Oscar Smith Street San Marcos, TX 78666	Property Owner:	Pekka Rintala 733 Oscar Smith Street San Marcos, TX 78666

Notification

Personal Mailing:	June 30, 2023	Posted Notice:	June 30, 2023
Response:	None as of the date of this report		

Property Description

Address:	923 Burleson Street (See: Aerial Map)		
Location:	West of the intersection with Kasch Street		
Historic District:	Burleson Street District	Contributing Structure	No
Date Constructed:	2023	My Historic SMTX Resources Survey:	Low
National Register of Historic Places:	Not Listed	Recorded Texas Historic Landmark:	No
Building Description:	Two-story, 1,180 square foot single-family residential structure		

My Historic SMTX Historic Resources Survey Summary

<u>X</u> Low	Medium	High
Low priority properties are those that clearly lacked integrity, were significantly altered or deteriorated, or lacked overall architectural or historical significance. In addition, those resources not of historic age or vacant parcels were also evaluated as low priority and non-contributing.		
The property has been redeveloped since the survey was conducted in 2018/2019. As construction on the new home began in 2022, it retains a preservation priority of low and is considered a non-contributing structure to the historic district.		

Certificate of Appropriateness

HPC-23-11 (923 Burleson Street)



Current Request

The applicant is proposing to install a new four-foot-tall wrought iron fence adjacent to the sidewalk at the front of the property, flush with the front façade of the building. The exhibit provided by the applicant indicates a gate will be included. The applicant has applied for a fence permit, which will be issued following approval of the Certificate of Appropriateness.

Please refer to attached existing conditions photo as well as the proposed fence exhibit.

Current Photograph



Staff Evaluation	Criteria for Approval (Sec.2.5.5.4)
<u>No Affect</u>	Consideration of the effect of the activity on historical, architectural, or cultural character of the Historic District or Historic Landmark; <i>Approval of the request would not affect the activity noted above.</i>
<u>N/A</u>	For Historic Districts, compliance with the Historic District regulations;
<u>No</u>	Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued; and <i>The property owner will not suffer an extreme hardship.</i>
<i>See Analysis Below</i>	The construction and repair standard and guidelines cited in Section 4.5.2.1

Certificate of Appropriateness

HPC-23-11 (923 Burleson Street)



Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(l)(1))
Consistent	Inconsistent	Neutral	New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
		<u>N/A</u>	a. <u>Height</u> . The height of a proposed building shall be visually compatible with adjacent buildings.
		<u>N/A</u>	b. <u>Proportion of Building's front Facade</u> . The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
		<u>N/A</u>	c. <u>Proportion of openings within the facility</u> . The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
		<u>N/A</u>	d. <u>Rhythm of solids to voids in front Facades</u> . The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
		<u>N/A</u>	e. <u>Rhythm of spacing of Buildings on Streets</u> . The relationship of a building to the open area between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
		<u>N/A</u>	f. <u>Rhythm of entrance and/or porch projection</u> . The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
<u>X</u>			g. <u>Relationship of materials, texture and color</u> . The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related. <i>Wrought iron is a common material for fences within the historic districts. Within the Burleson Street Historic District there are other, more ornate, wrought iron fences.</i>
		<u>N/A</u>	h. <u>Roof shapes</u> . The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.
		<u>N/A</u>	i. <u>Walls of continuity</u> . Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.

Certificate of Appropriateness

HPC-23-11 (923 Burleson Street)



Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(l)(1))
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	<p><u>i. Scale of a Building.</u> The size of a building, the mass of a building in relation to open areas, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.</p>
<p><i>See Attached Historic District Guidelines (if necessary)</i> <i>See Secretary of the Interior Standards Analysis Below</i></p>			<p>The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained in this section, the Historic District Guidelines located in Appendix C of the San Marcos Design Manual, and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.</p> <p><i>See attached Sections C.3.2.4, C.3.2.5, and C.3.4.2, Historic District Design Guidelines, Appendix C, San Marcos Design Manual</i></p>

Certificate of Appropriateness

HPC-23-11 (923 Burleson Street)



Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
<u>X</u>			1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships. <i>The property will continue to be used as a single-family home.</i>
		<u>N/A</u>	2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
<u>X</u>			3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. <i>Addition of the fence is not a conjectural feature. This is a redeveloped site.</i>
		<u>N/A</u>	4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
		<u>N/A</u>	5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
		<u>N/A</u>	6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
		<u>N/A</u>	7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
		<u>N/A</u>	8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Certificate of Appropriateness

HPC-23-11 (923 Burleson Street)



Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.</p> <p><i>The fence is simple with no ornamentation which differentiates it from the other more ornate wrought iron fences within the Burleson Street Historic District. The proposed fence is well proportioned to the home and its minimal style is compatible with the home's simple design.</i></p>
<u>X</u>			<p>10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</p> <p><i>The fence could be removed from the site without impairing the historic integrity.</i></p>

EXISTING CONDITIONS

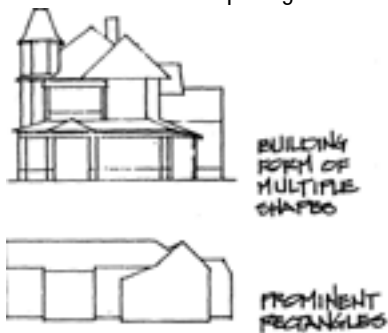




1. Unique concrete street markers located at San Antonio Street intersections designate the block number and street name.
2. The San Antonio Street Historic District has a larger collection of Craftsman and modern housing styles than the Belvin Street Historic District.
3. Many of the yards have a “curb” just inside the sidewalk which further defines the yard from the parkway.
4. There have been many alterations to the houses in the San Antonio Street Historic District.
5. The density of San Antonio Street is substantially greater than that of Belvin Street due to the lot size and development pattern.

Section C.3.2.4 Definitions of Historic District Characteristics

- A. Building Form.** Building form is primarily dictated by the style of the building. For example, Queen Anne and Victorian styles are recognizable by their compositions of multiple shapes which include bays, dramatic roof lines, dormers and porches. The Craftsman style is derived from a simplified rectilinear plan. The Neoclassical building also derived its form from a rectilinear plan but has a dominant central entry porch with columns which extend the full height of the building. The Tudor form is derived by one or more prominent cross rectangles, its building materials (principally masonry and stone) make it less compartmentalized with fewer openings.



- B. Scale.** The scale of a building is measured as the relationship of building size to something else, such as a human. Windows, entrances, porches, bays and the dimension of building

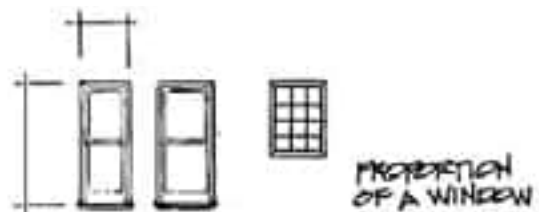
materials contribute to the overall scale of the building. The houses in these districts are one or two stories high and are considered to be “human” scale.



- C. Rhythm.** The rhythm of a street is created by the spacing between houses, the location and spacing of sidewalks from the curb to the entrances of the houses, the location and spacing of the driveway entrances to each property. The rhythm of the street adds to the visual continuity and establishes the organization and site design guidelines for a neighborhood.



- D. Proportion.** Proportion is the relationship of the dimensions of an object to itself, such as height to width. Proportion is inherent in all aspects of a building form, components and material. As an example, older homes with higher ceiling heights have windows that are taller than they are wide. This proportion is approximately 2 1/2 high to 1 wide. House styles of the 1960s to 1980s usually have lower ceiling heights so their windows are shorter and wider.



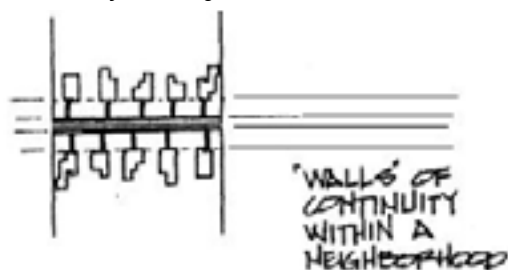
- E. The Relationship of Materials and Texture.** The materials and texture of each home is representative of the style and period of construction. The texture of a material can express mass. The

inherent properties and dimensions of construction materials like brick and wood boards help in understanding the home's size, scale and proportion. Because stucco has no dimension, it is difficult to measure its relationship to the scale of a building. Tudor houses, for example are constructed mainly of brick and stone and because of the size and texture of these materials, the houses express mass with a rustic appearance.



CONTRASTING
MATERIALS
EMPHASIZE
DETAIL

- F. Walls of Continuity.** The front of each building, its walls, its porch alignment and even fences help define a “wall” that establishes a visual pattern along the streetscape. Each neighborhood has visual continuity, starting at the street which is basically a straight line of uniform width. A curb runs along the street defining the green space of the parkway followed by the sidewalk. Each of these elements work to organize a neighborhood. These organizational elements along with orientation and placement of houses on the lot establish the visual continuity of a neighborhood.



“WALLS” OF
CONTINUITY
WITHIN A
NEIGHBORHOOD

- G.** Due to the difference in lot size between the Belvin Street and San Antonio Street Districts, the visual continuity and rhythm are different. Each neighborhood has its own established organization which should be respected.
- H.** As changes are proposed to a site or house, review the lines of continuity and rhythm established in the neighborhood. Look at the scale, form and proportions of proposed changes. Will the proposed project retain and enhance the characteristics or will it create change?

Section C.3.2.5 Site Development and Orientation

- A.** The organization pattern established in each Historic District guides the development and proposed alteration of each site. Historic neighborhoods were designed to be pedestrian friendly since walking was a major mode of transportation. Houses face the street with a logical, visible entrance and a sidewalk that leads from the street to this entrance. Sidewalks from the street to the front door help establish rhythm.
- B.** There is an established distance from the street to the house, which is called a setback. This setback reinforces the importance of the entrance and orientation of the building. Building beyond this setback would change the visual continuity established.



Concrete ribbons leading to garage behind the house (921 W San Antonio St)



Front yard fence does not obscure the house (730 Belvin St)

- C.** Driveway approaches in the front yard lead to garages and secondary outbuildings, which are located behind the main house. Contemporary style houses have incorporated their garage or carports into their house plan, but typically they do not project beyond the established front wall of the house. While the construction of new garages and carports is

sometimes necessary, their placement and approach should respect the original “front line” of the house. This would place them behind the existing setback. Locating them to the rear of the property is preferable.

- D. Front yards are defined by sidewalks, yard curbs, short walls, boundary walls made of stone, brick, concrete or concrete block. These walls are low in profile and do not obscure the house. Front yard fences are not common in these neighborhoods, but there is evidence of historic fences in the Belvin Street Historic District.
- E. The following guidelines are recommended:
 1. Retain the orientation of the house to the street. To change the entrance from the front would alter the pedestrian approach and rhythm.
 2. Removing or relocating the sidewalk from the street would break the rhythm of the neighborhood. Broken sidewalks should be replaced but the location should remain. The material should match the original or should be compatible with the house and the surrounding neighborhood. Materials such as stone, concrete or brick pavers, and decomposed granite are appropriate replacement materials and are not as harsh as large expanses of concrete.



Strong pedestrian approach (220 N Johnson Ave)



Retain orientation of house to street (921 W San Antonio St)

3. Driveway locations should not be altered if it affects the rhythm of the street. Materials that might be used for a driveway are gravel, pea gravel with a brick or metal edge band, pavers, concrete strips or “ribbons” and asphalt. Front yard circular drives are not appropriate to the neighborhood because they encroach on the setback and break the rhythm on the street.
4. The style of the house and the surroundings should be considered when thinking of any type of front yard fence. For example, an ornate Victorian fence would look out of place in front of a Craftsman style house.
5. Review the reason for wanting to install a front yard fence. Did one exist historically? Houses constructed in the 1880s had front yard fences to keep livestock from roaming into the yard. Houses built in the 1920s had no fences in the front yard, which reflected a “progressive” movement when fencing laws reduced the chance for roaming livestock.
6. Can the fence be installed at or behind the setback line?

Section C.3.2.6 Modern Conveniences and Amenities

- A. Historic homes offer charm and character not always found in current residential construction. As families grow and residents grow older, needs change. Air conditioning is a welcome relief from the heat and humidity in San Marcos. Additional rooms and bathrooms may be necessary as children get older. Steps may become impossible to maneuver with age or a disability.

remove some stains. Consult a knowledgeable contractor or the Texas Historical Commission for more information.

6. Avoid installing brick or block where these materials were not originally used.
7. Avoid installing brick on the walls of a house that originally had wood siding. To install brick over wood siding changes the character of the house and can destroy the wood beneath.



Brick with stone accents (727 W Hopkins Street)



Brick used in sidewalk (716 Belvin St)



Rough faced concrete block (1024 W San Antonio St)

Section C.3.4.2 Metal

- A. The primary use of metal on historic residential homes in San Marcos was as a roofing or roof related decoration such as cresting and weathervanes. Standing seam metal roofing, which is found on many houses in South Texas, is evident in the historic areas of San Marcos. This type of metal roof was well adapted to odd shapes or projections. Historically, metal roofs were made by folding metal sheets together creating a vertical "seam". The pans were formed from Galvanized steel sheets in a sheet metal shop and could be designed to fit roofs such as turrets. The roofer turned the seams over and the seams were then soldered to form a watertight barrier.
- B. Pressed metal shingles were manufactured and installed as a roofing material in the late 1800s, and are seen on several residential buildings. These materials were also formed from galvanized steel and were premanufactured in St. Louis, Kansas City, and other large industrial areas. Pressed metal has been installed as a skirting material on some houses, but was probably not an original material.
- C. Corrugated metal roofs were also commonly used in Texas. As in standing seam roofs their limitation was due to the fact that lengths were limited to 8 feet which caused numerous end laps, and on larger houses increased chances of roof leaks. Corrugated roofing is found on houses, garages, barns, and other outbuildings. Newer sheet metal profiles such as "V" crimp and pre-finished metal standing seam have been added to older houses as repairs are made.
- D. Ornamental iron, although used during the period on commercial structures, was not commonly used for residential construction. Cast iron is not evident in the San Marcos Historic Districts.
- E. Metal windows were used in residential applications in the 1930s, and are evident on a few houses in the historic districts.
- F. The following guidelines are recommended:
 1. Replace deteriorated metal with new primed or pre-finished metal of the same or compatible material. Pressed metal shingles are still manufactured and can be replaced in localized areas as needed.
 2. Re-install decorative roof details, such as cresting, when replacing the primary roofing material.

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Updated: March, 2023



CONTACT INFORMATION

Applicant's Name	Pekka Rintala	Property Owner	Pekka Rintala
Company		Company	
Applicant's Mailing Address	733 Oscar Smith Street	Owner's Mailing Address	733 Oscar Smith Street
Applicant's Phone #	(512) 266-6950	Owner's Phone #	(512) 266-6950
Applicant's Email	pekka78734@gmail.com	Owner's Email	pekka78734@gmail.com

PROPERTY INFORMATION

Address of Proposed Work: 923 Burleson Street

Historic District: Burleson

Tax ID #: R

Legal Description: Lot 2 & 3 Block 10

Subdivision L.W. Mitchell

Historical Designation(s) of Property, if applicable:

☐ National Register of Historic Places ☐ Recorded Texas Historic Landmark

DESCRIPTION OF PROPOSED WORK

Please use this space to provide a detailed description of the proposed work (Use additional pages if necessary.)

4' tall wrought iron fence installed at the end of driveway with connected 4' wrought iron gate at entryway of stairs located at the right of the end of the driveway at center (measures about 4'). Fence will continue along the back brick wall located on the right side of the gate and fence will end right next to the house. This is primarily for safety reasons as there is a steep drop off at the end of the driveway and the left side of the paver walkway leading to the front porch. Total length would be 37'.

AUTHORIZATION

Applicants or their agent are advised to attend the meeting to present information to the Historic Preservation Committee and to answer any questions the Historic Preservation Committee may have regarding the project. Failure to attend an HPC meeting may result in postponement or denial of the application.

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee \$150

Technology Fee \$15

TOTAL COST \$165

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: _____



Date: _____

5/4/2023

Print Name: _____

Pekka Rintala

Form Updated March, 2023

HPC-23-11

Fence

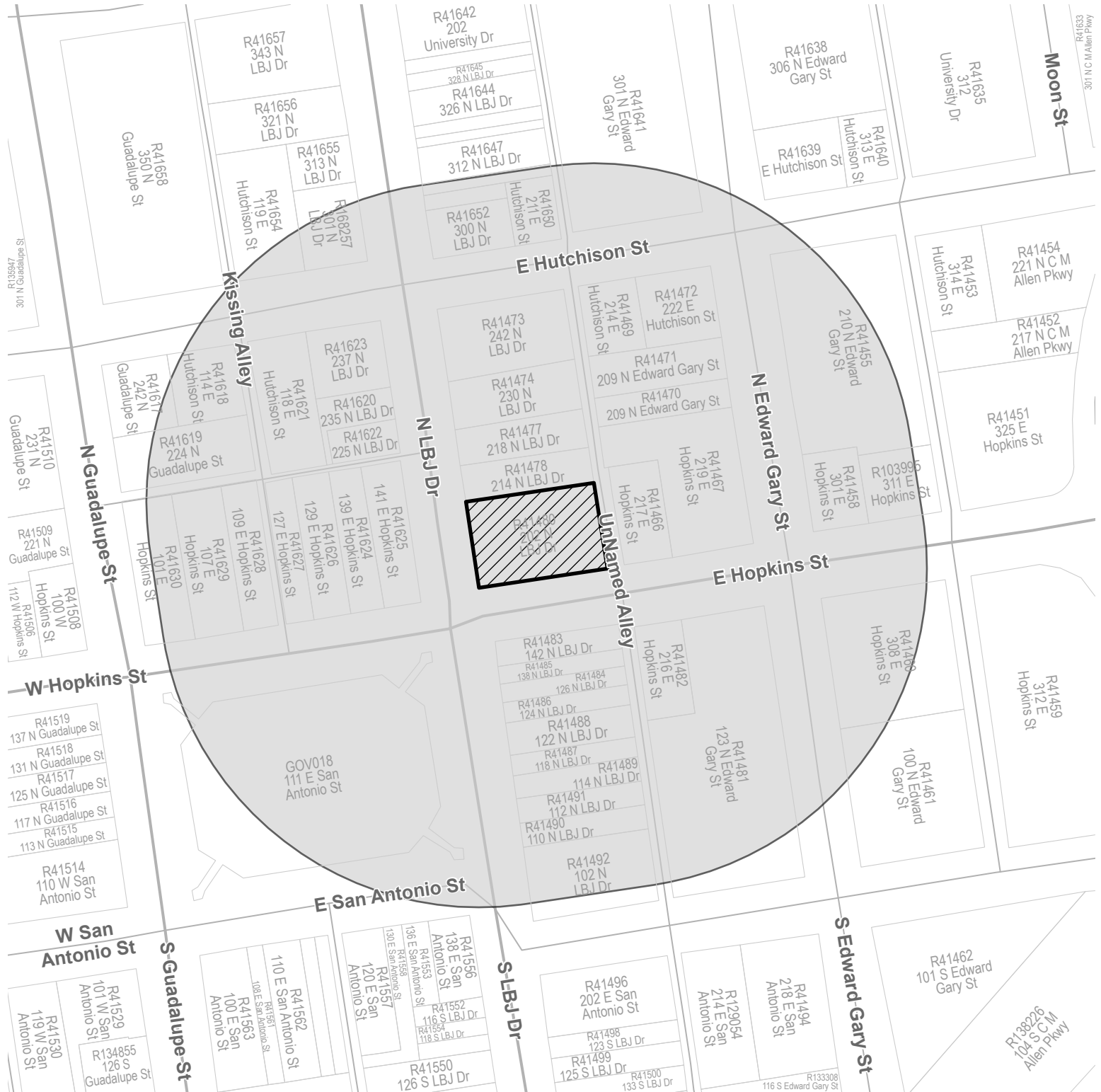
Staff finds request consistent with the following:


- **Section 4.5.2.1(l)(1)(g):** San Marcos Development Code
- **Standards 1, 3, 9, and 10 :** Secretary of the Interior Standards for Rehabilitation

Certificate of Appropriateness - 202 N LBJ Dr. (Storefront Remodel)

HPC-23-12

400ft Buffer



-  Subject Property
-  Parcel
-  400ft Buffer



0 100 200 400 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 6/28/2023

SAN MARCOS Planning and Development Services

Site Location



Certificate of Appropriateness -
202 N LBJ Dr. (Storefront Remodel)

HPC-23-12

Aerial View



-  Subject Property
-  Parcel



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 6/28/2023



Certificate of Appropriateness

HPC-23-12 (202 North LBJ Drive)



Summary

Request:	Renovation of the ground floor storefront to include a new entryway into the building from North LBJ Drive		
Applicant:	Mike Dawoud 202 SM TX LLC 1101 Tate Drive San Marcos, TX 78666	Property Owner:	202 N LBJ Venture Group, LP 2606 RR 620 North Austin, TX 78734

Notification

Personal Mailing:	June 30, 2023	Posted Notice:	June 30, 2023
Response:	None as of the date of this report		

Property Description

Address:	202 North LBJ Drive (See: Aerial Map)		
Location:	Corner of North LBJ Drive and East Hopkins Street		
Historic District:	Downtown, Hays County Courthouse NRHP District	Contributing Structure	Yes
Date Constructed:	1906	My Historic SMTX Resources Survey:	High
National Register of Historic Places:	Listed (1992)	Recorded Texas Historic Landmark:	No
Building Description:	Two-story, commercial construction material, etc.		

My Historic SMTX Historic Resources Survey Summary

Low	Medium	<u>X</u>	High
<p>High priority properties are those resources which have retained integrity, are significant or rare examples of a particular type or style, and/or have significant associations with the community. Typically, high priority properties are recommended as National Register of Historic Places (NRHP) or local landmark eligible either individually or as part of a potential historic district based on the results of research and survey efforts.</p> <p>The database states the building was historically known as the Rogers Furniture Building. The 1906 Sanborn Map shows that one side of the building was a furniture store, and the other side was where one could find the undertaker. The original 2/2-light wood windows on upper floor have been exposed and restored. The database notes the building's original dentiled and corbelled cornices. The database also notes the replacement windows/doors on first floor. The original brick on the building has been painted. The survey states that the architecture is a significant example of early 20th-century commercial buildings. (See: Historic Resources Survey Inventory Form, excerpt from National Register of Historic Places nomination form, and 1906 Sanborn Map)</p>			

Certificate of Appropriateness

HPC-23-12 (202 North LBJ Drive)



Current Request

A new restaurant, Bazaar, will be opening in the space previously occupied by Vodka Street Bistro and a new entryway into the building from North LBJ Drive is proposed. The renderings submitted show a set of windows and a portion of the storefront on the ground floor of the building replaced with a custom wood double door. The remaining windows along the ground floor will remain intact.

Please refer to attached documents for the proposed work plan and renderings of the proposed work.

My Historic SMTX Photograph



Staff Evaluation	Criteria for Approval (Sec.2.5.5.4)
<u>No Affect</u>	Consideration of the effect of the activity on historical, architectural, or cultural character of the Historic District or Historic Landmark <i>Approval of the request would not affect the activity noted above.</i>
<u>N/A</u>	For Historic Districts, compliance with the Historic District regulations
<u>No</u>	Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued. <i>The property owner will not suffer an extreme hardship.</i>
<u>See Analysis Below</u>	The construction and repair standard and guidelines cited in Section 4.5.2.1

Certificate of Appropriateness

HPC-23-12 (202 North LBJ Drive)



Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(l)(1)) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	a. <u>Height</u> . The height of a proposed building shall be visually compatible with adjacent buildings.
<u>X</u>			b. <u>Proportion of Building's front Facade</u> . The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related. <i>The new entry addition of a new entry door will not impair the proportion of the front façade of the building as the new custom wooden double door will be installed within a portion of the existing façade.</i>
		<u>N/A</u>	c. <u>Proportion of openings within the facility</u> . The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
<u>X</u>			d. <u>Rhythm of solids to voids in front Facades</u> . The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related. <i>The solids to voids relationship will not be impaired. The new custom wooden double door includes glass panels that will help retain the void where the window is currently located. The new door maintains the permeability of the storefront by pedestrians while better addressing the accessibility of the building by restaurant patrons.</i>
		<u>N/A</u>	e. <u>Rhythm of spacing of Buildings on Streets</u> . The relationship of a building to the open area between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
<u>X</u>			f. <u>Rhythm of entrance and/or porch projection</u> . The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related. <i>The addition of a new entry door will not impair the rhythm of the entrance to the building. The Historic District Design Guidelines state that doors are frequently installed in pairs, and that it is important to keep this configuration.</i>

Certificate of Appropriateness

HPC-23-12 (202 North LBJ Drive)



Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(l)(1))
Consistent	Inconsistent	Neutral	
<u>X</u>			<p><u>g. Relationship of materials, texture and color.</u> The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.</p> <p><i>The proposed new entryway will utilize a custom wooden double door that mirrors the design of the door located on the second floor of the building, which is located directly above where the new entryway is proposed.</i></p>
		<u>N/A</u>	<p><u>h. Roof shapes.</u> The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.</p>
		<u>N/A</u>	<p><u>i. Walls of continuity.</u> Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.</p>
		<u>N/A</u>	<p><u>j. Scale of a Building.</u> The size of a building, the mass of a building in relation to open areas, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.</p>
<p><i>See Attached Historic District Guidelines (if necessary)</i> <i>See Secretary of the Interior Standards Analysis Below</i></p>			<p>The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained in this section, the Historic District Guidelines located in Appendix C of the San Marcos Design Manual, and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.</p> <p><i>See attached Article 2: Commercial Buildings, Division 1: Building Characteristics; Section C.2.2.1, Section C.2.2.2, and Section C.2.2.3 Historic District Design Guidelines, Appendix C, San Marcos Design Manual</i></p>

Certificate of Appropriateness

HPC-23-12 (202 North LBJ Drive)



Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships. <i>The building will continue to be used commercially.</i></p>
<u>X</u>			<p>2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. <i>The storefront has become the most commonly altered feature in the historic commercial building. The National Register of Historic Places nomination form from 1992 also mentions this fact: "Other changes include the installation of new store fronts, the replacement of original display windows and doors with aluminum sash equivalents, and the covering of transoms. Despite the negative effects these alterations may have, they generally do not destroy a building's overall architectural and historic integrity."</i></p> <p><i>As evidenced by historic photos, attached, the storefront has changed over time. The addition of a new entryway will not remove historic materials or drastically alter the storefront features.</i></p>
<u>X</u>			<p>3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. <i>No conjectural features are being added and historic material is not being removed.</i></p>
		<u>N/A</u>	<p>4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.</p>

Certificate of Appropriateness

HPC-23-12 (202 North LBJ Drive)



Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</p> <p><i>The current storefront is not original to the building. A Certificate of Appropriateness was approved in 2008 to allow the enclosure of the current storefront which had been an open-air patio.</i></p>
		<u>N/A</u>	<p>6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</p>
<u>X</u>			<p>7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</p> <p><i>The applicant is proposing to use the existing footprint of the building and remove only one window.</i></p>
		<u>N/A</u>	<p>8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</p>
<u>X</u>			<p>9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.</p> <p><i>There are other double door entryways within the Downtown Historic District (e.g., Valentino's, Hays County Annex Building, the Greater San Marcos Partnership office, and Hays Finance Corporation). Additionally, the new door is proposed to be a custom wooden double door which will mirror the design of the door located on the second floor of the building, directly above the new entryway.</i></p>

Certificate of Appropriateness
HPC-23-12 (202 North LBJ Drive)



Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</p> <p><i>Should a new tenant wish to remove the proposed new entryway, this portion of the storefront could be reconstructed using photographic evidence.</i></p>

TEXAS HISTORICAL COMMISSION

1687

Historic Resources Survey Form

Project #: 00046

County: Hays

Address No: 202

Street Name: N LBJ DR

Local Id: R41480a

City: SAN MARCOS

Block: 200

SECTION 1

Basic Inventory Information

Current Name:

Historic Name: Rogers Furniture Building

Owner Information **Name:** 202 NORTH LBJ VENTURE GROUP LP

Address: 2606 RANCH ROAD 620 N **City:** AUSTIN **State:** TX **Zip:** 78734

Geographic Location **Latitude:** 29.88348 **Longitude:** -97.939818 **Parcel Id** Phase 1

Legal Description (Lot/Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 7, Lot 8, ACRES 0.3029

Addition/Subdivision: **Year:**

Property Type: Building **Listed NR District Name:** Hays County Courthouse NRHP District & Downtown Local Historic District

Current Designations: ☒ NR District

☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☒ Local ☐ Other **Is property contributing?** ☒

Architect:

Builder

Construction Date: ca. 1906

Source Downtown Local Historic District Ordinance

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/13/2018

Function

Current: Commerce/Trade

Historic: Commerce/Trade



SECTION 2

Architectural Description

Ca. 1906 two-part block within Downtown LHD and NRHP Hays Co. Courthouse Hist. Dist. (contributing resource); upper level windows boarded at time of local district designation (1986); original 2/2-light wood windows on upper floor exposed/restored; dentiled and corbelled cornices; original transoms covered, replacement windows/doors on first floor; original brick on building has been painted; anchors corner of district

☒ Additions, modifications **Explain:** replacement windows/doors (first floor); painted brick

☐ Relocated **Explain:**

TEXAS HISTORICAL COMMISSION

1687

Historic Resources Survey Form

Project #: 00046

County: Hays

Address No: 202

Local Id: R41480a

City: SAN MARCOS

Block: 200

Street Name: N LBJ DR

Stylistic Influence

Commercial Style

Structural Details

Roof Form

Flat with parapet

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM Inset

Windows

Double hung, Wood (second floor); Fixed (first floor)

SUPPORT

MATERIAL

Doors (Primary Entrance)

Single (replacement)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- ☐ **A** Associated with events that have made a significant contribution to the broad pattern of our history
- ☐ **B** Associated with the lives of persons significant in our past
- ☒ **C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ **D** Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant example of early 20th-century commercial building

Periods of Significance:

ca. 1906-1975

Levels of Significance: ☐ National ☐ State ☒ Local

Integrity: ☒ Location ☒ Design ☐ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☐ Association

Integrity Notes:

Integrity of materials somewhat altered by window replacements on ground floor and painting of exterior brick

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?: ☐

Potential NR District Name:

Priority High

Explain: Within Downtown LHD & NRHP-listed Hays Co. Courthouse Hist. Dist.

Other Information

Is prior documentation available for this resource? Yes

Type ☐ HABS ☐ Survey ☒ Other

Documentation Details:

NR Nom and Downtown LHD Ordinance (Downtown Historical District Survey, Terry Colley, 1985)



United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hays County Courthouse Historic District

other names/site number N/A

2. Location

street & number Roughly bounded by the alleys behind N. Guadalupe, E. Hopkins,
N. LBJ and E. San Antonio streets n/a not for publication

city or town San Marcos n/a vicinity

state Texas code TX county Hays code 209 zip code 78666

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Curtis J. Munnell
Signature of certifying official/Title

6 Aug. 1992
Date

State Historic Preservation Officer, Texas Historical Commission
State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☒ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the
National Register
☐ See continuation sheet.
☐ determined not eligible for the
National Register.
☐ removed from the National
Register.
☐ other, (explain:) _____

Signature of the Keeper

Entered in the
National Register

Date of Action

Delores Byers

9/10/92

Hays Co. Courthouse H.D.
Name of Property

Hays County, Texas
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
25	15	buildings
0	0	sites
0	0	structures
1	0	objects
26	15	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

5

Historic Resources of San Marcos Multiple
Resource Group

6. Function or Use

Historic Functions

(Enter categories from instructions)

Government: Courthouse

Commerce/trade: Business/Professional/

Restaurant/Department Store

Current Functions

(Enter categories from instructions)

Government: Courthouse

Commerce/trade: Business/Professional/

Restaurant/Department Store

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian; Classical Revival;

Prairie School

Materials

(Enter categories from instructions)

foundation stone, concrete

walls brick, stone, stucco

roof metal, asphalt

other cast iron, marble, wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets 7-1 through 7/8-11.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Hays County Courthouse Historic District
San Marcos, Hays County, TX

Description:

The Hays County Courthouse Historic District is at the historic center of San Marcos in the rolling hills of south central Texas. The district includes a cohesive collection of late 19th and early 20th century commercial and governmental buildings encompassing a county courthouse and the four blocks that surround it. The streets follow the cardinal directions. The focal point of the district is the 1908 Hays County Courthouse, a 3-story brick Classical Revival building, which establishes the architectural milieu of the district. The majority of buildings were constructed in the traditions of late Victorian, Classical Revival, and Prairie School design. With the exception of the courthouse, the buildings originally functioned as commercial entities. A total of 26 properties (25 buildings and one object) comprising 63 percent of the district are classified Contributing elements. Fifteen properties are considered Noncontributing.

San Marcos (1990 population 34,356) serves as county seat for Hays County and is in the central southeastern portion of the county. The Balcones Escarpment traverses this south central Texas county dividing it into hilly ranch country to the northwest and agricultural plains to the south and east. Numerous springs and creeks flow through the county in a generally southeast direction; the largest of these, the San Marcos River, is approximately one-third mile east of the district.

The Hays County Courthouse Historic District covers parts of seven city blocks in the commercial heart of San Marcos (see district map). On the north and south the district boundaries follow alleys, on the east and west they follow property lines. Farm to Market Road 2439 (East Hopkins Street) runs east-west through the district on the north side of the courthouse square. East San Antonio Street runs east-west on the south side and both North Lyndon B. Johnson Drive on the east and North Guadalupe Street on the west run north-south transverse the district.

The topography of the district is flat on the north and slopes gently toward the south. A network of underground springs flows beneath the community, including this area. The near level topography combined with the gridiron street pattern make the 3-story Hays County Courthouse the centerpiece of the square, visible from all approaches and rising above the surrounding 1- and 2-story commercial buildings (see Photograph 1). Vegetation in the district is mostly confined to the ample, octagonal courthouse lawn, where mature pecan trees predominate. Minimal low plantings encircle the perimeter of the courthouse and sidewalks radiate from the north and south courthouse entrances. Just a few feet from the east facade of the courthouse is a monument that the local United Daughters of the Confederacy erected in 1907 (see Photograph 2).

The district is the most concentrated and intact collection of commercial historic buildings in the community. Although the areas outside the district boundaries maintain somewhat cohesive streetscapes, they suffer from intrusive new construction, vacant lots, and less distinctive design. As a collection, these buildings are similar in scale and massing and have uniform setbacks. One and 2-part commercial block buildings prevail around the square, they range in size from 1- to 3-stories, although 1- and 2-stories are most common. Most are rectangular, although a few are square in plan.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 2Hays County Courthouse Historic District
San Marcos, Hays County, TX

The store fronts have zero lot lines, while rear set backs are irregular; some were historically irregularly, while others have had additions for interior expansion. Almost all of the buildings are of masonry construction with brick storefronts that sometimes have stucco veneer. Stylistic influences are modest on most of the buildings in the district, but design elements and detailing point to late Victorian era, Classical Revival, and Prairie School influences.

One- and 2-part commercial block forms are the most common type of compositions seen on buildings in the district. The 1-part has only a single story, while a horizontal division into two definite zones distinguishes the 2-part prototype, the lower zone treated similarly to the whole of the 1-part commercial block. Although the zones may be alike, they are clearly separate and usually reflect interior functions. The lower zone acts as public space exposed to the street level with large display windows, while the upper zone includes more private space, like offices or hotel rooms, hidden behind rhythmic fenestration. In spite of their similar configurations, a steadily growing array of available materials--like various colored and textured bricks, terra cotta, and stucco--give the buildings diverse design expressions.

The earliest buildings in the district are vernacular, constructed of locally quarried limestone. These late 19th century buildings bear detailing that alludes to typical late Victorian era design elements such as segmental arched windows with hood molds and keystones, quoins, and corbelled parapets. The c. 1885 buildings at 127 East Hopkins Street (see Photograph 3 and 4) and 145 East Hopkins Street are illustrative of this type. Cast iron and pressed metal were applied to facades in the late 19th century. The 1893 building at 113 North Guadalupe Street (see Photograph 5, building at left) has a cast iron front, while the c. 1885 building at 110 East San Antonio Street (see Photograph 6) displays both cast iron and pressed metal. Just prior to and after the turn of the century classically influenced design took hold. For example, the 1908 courthouse and the 1909-1910 building at 102 North Lyndon B. Johnson Drive (see Photograph 7, corner building) feature giant order columns and prominent symmetrical treatment. Into the 20th century, buildings in the district took on modernistic design influences seen here as the Prairie School. The 1910 building at 216-218 North Guadalupe Street (see Photograph 8) and the 1915 building at 117 East Hopkins Street (see Photograph 9, left side) are representative of these architectural styles.

Although majority of interiors have been remodeled, some retain their historic character. Typically the first floor of a commercial building followed an open plan with retail space toward the front and offices and storage in the back. Second levels usually provided additional offices and storage space. The c. 1885 building at 127 East Hopkins Street (see Photograph 10) illustrates a fine local example of a late Victorian era interior with its wood floor, plaster walls, and pressed metal ceiling.

Within the district boundaries, 15 buildings are considered Noncontributing. Four buildings are of recent construction, such as the 1989 building at 100 East San Antonio Street and the 1962 building at 137 North Guadalupe Street (see buildings at the far right in Photographs 11 and 12, respectively). The remaining 11 Noncontributing buildings are historic buildings altered such that their integrity has been extensively compromised.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Hays County Courthouse Historic District
San Marcos, Hays County, TX

Some of those in the latter category could be reclassified as Contributing if sensitive restorations are successfully implemented.

The district retains all aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Property owners have maintained these buildings and most stand essentially unaltered since original construction. Recent rehabilitation work on some properties preserved significant interior and exterior features of these buildings.

Contributing--Contributing properties are those that contribute to or enhance the quality of the district's historic character. These properties are at least 50 years old and retain much of their original historic fabric. Most of the buildings are 1-, 2- or 3-stories in height and are of masonry construction. With the exception of the courthouse, these buildings were intended for commercial purposes, and most still serve this function or are vacant. Contributing properties retain a high degree of architectural integrity including but not limited to retention of character-defining features set during construction. Common changes include the removal of original windows and the installation of new ones. Although the replacement of these elements detracts from a building's historic character, in this district these changes are not appraised as extreme. Other changes include the installation of new store fronts, the replacement of original display windows and doors with aluminum sash equivalents, and the covering of transoms. Despite the negative effects these alterations may have, they generally do not destroy a building's overall architectural and historic integrity.

Noncontributing--Noncontributing buildings are those that detract from the historic character of the district; they include two groups of properties. Buildings that are less than 50 years old are classified Noncontributing because they do not meet minimum National Register criteria. As well, they generally are not compatible with the scale or materials that Contributing buildings exhibit. Other properties not eligible include buildings so severely altered that more than 50 percent of their historic fabric is no longer visible. Extreme examples are the c. 1900 building at 114-116 North Lyndon B. Johnson Drive (see Photograph 13) and the 1905 building at 101 East Hopkins Street (see Photograph 14) with their aluminum false fronts. As it presently stands, the building bears little cohesiveness with other masonry buildings in the district. In all likelihood, these buildings' original architectural features remain intact, but are completely obscured as was the case at the recently restored, 1909-1910 building at 102 North Lyndon B. Johnson Drive (see Photograph 7 and 15) or the 1906 building at 202 North Lyndon B. Johnson Drive (see Photograph 16 and 17, far right). If restored buildings such as these could be considered for reclassification as Contributing members of the district. In other cases historic buildings have been "modernized" with materials incompatible with the original historic fabric like the c. 1873 building at 139 and the c. 1885 building at 145 East Hopkins Street; changes such as these appear to be irreversible (see Photograph 18).

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations N/A

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance See Continuation Sheets 7/8-4 through 8-14.
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography See Continuation Sheet 9-15.

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): N/A

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering
Record # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1879-1942

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Page, C.H., Jr.

Thomas, Roy

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository:

Texas Historical Commission, Austin, TX
San Marcos Public Library, San Marcos, TX

Hays Co. Courthouse H.D.
Name of Property

Hays County, Texas
County and State

10. Geographical Data

Acreage of Property approx. 10 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	14	602160	3306140
Zone	Easting	Northing	
2	14	602460	3306180

3	14	602200	3305920
Zone	Easting	Northing	
4	14	602480	3305960

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

See Continuation Sheet 10-16.

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By (with assistance from Amy E. Dase, Historian, THC)

name/title Peter Flagg Maxson & Henry Hall Wagner, Jr., Architectural Historians

organization Hays County Historical Commission date Sept., 1991; June, 1992

street & number 601 W. 14th Street telephone 512/474-1912

city or town Austin state TX zip code 78701

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name (ownership information is on file in the National Register Programs office at the Texas Historical Commission)

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7/8 Page 9

Hays County Courthouse Historic District
San Marcos, Hays County, TX

142 North Lyndon B. Johnson Drive, Contributing, 1880, Photograph 20

Description: 1-story brick building with stucco exterior and cast iron store front; display windows flank central recessed single door; slightly sloped metal awning; stucco over brick parapet.

Significance: Served as grocery until about 1930; good local example of late Victorian era, 1-part commercial block building with cast iron store front.

202 North Lyndon B. Johnson Drive, Contributing, 1906, Photograph 16 and 17

Description: 2-story polychromatic brick building; street level severely altered; awning; 2nd level has a-bbb-a-bbb patterned window openings, although they are presently boarded with plywood; finely detailed corbelled cornice.

Significance: Well crafted local example of 2-part commercial block building with late Victorian era and classical detailing.

100 East San Antonio Street, Noncontributing, 1989, Photograph 11

Description: 2-story building with brick pilasters; glass block windows; stucco parapet.

Significance: This building does not meet the 50 year requirement; it is similar in scale.

108 East San Antonio Street, Noncontributing, c. 1900 (with late 20th century modifications), Photograph 11

Description: 2-story brick building with stucco exterior; 3-bays; outer bay windows flank central recessed door; awning with windows above; stucco parapet.

Significance: Inappropriate stucco appears to cover historic building; although some detailing remains integrity of design, workmanship, and materials severely compromised.

110 East San Antonio Street, Contributing, c. 1885, Photographs 6 and 11

Description: 1-story brick building with cast iron store front; display windows flank central single door entrance; metal awning with transoms above; pressed metal above; finely detailed cornice and parapet.

Significance: Served as grocery and meat market for many years; excellent local example of late Victorian era, 1-part commercial block building with metal details from Mesker Brothers of St. Louis.

114 East San Antonio Street, Contributing, c. 1890

Description: 1-story brick building with some stucco on exterior; display windows flank central recessed double doors; recent awning with transoms above; stucco above, then brick with painted sign.

Significance: Served as grocery for many years; good local example of late Victorian era, 1-part commercial block building.

118 East San Antonio Street, Contributing, c. 1940

Description: 1-story brick building; 2-bays; east bay has single door entrance with recent awning; west bay has four elongated windows with transoms; modest detailing on parapet.

Significance: Good local example of 1-part commercial block building.

120 East San Antonio Street, Noncontributing, c. 1950, Photograph 15

Description: 2-story brick building; street level has marble facing and some modifications but retains original fenestration; marquee dividing 1st and 2nd



PHOTO # 1916

202 NORTH LYNDON B. JOHNSON DRIVE
HAYS COUNTY, ^{C.H.} HISTORIC DISTRICT
SAN MARCOS, HAYS CO., TEXAS

PHOTOGRAPH 16 of 20

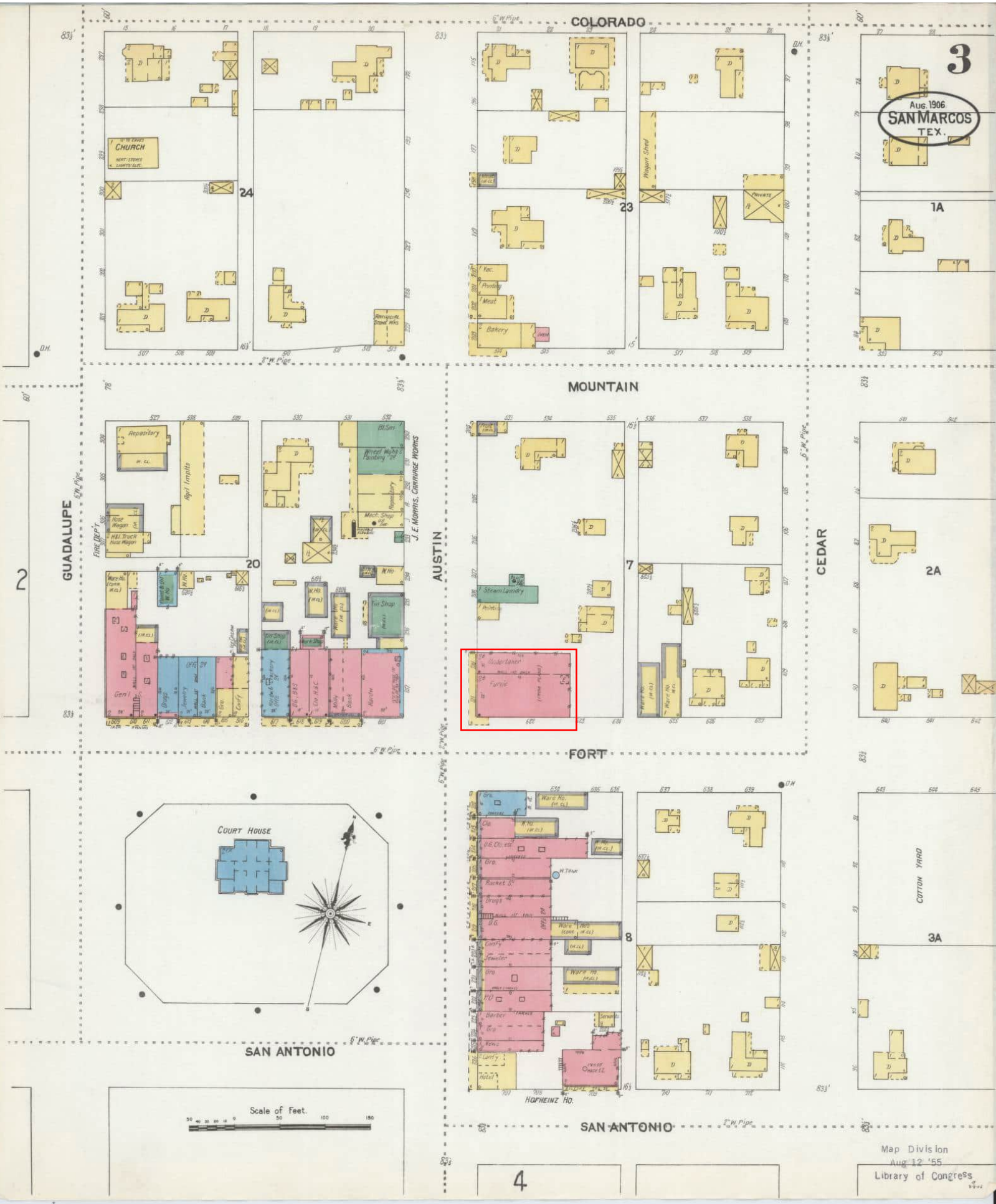


Photo # ~~8~~ 105 106
12

145 EAST HOPKINS STREET & 202 NORTH
LYNDON B. JOHNSON DRIVE
HAYS COUNTY, ^{C.H.} HISTORIC DISTRICT
SAN MARCOS, HAYS CO., TEXAS

PHOTOGRAPH 17 of 20

12



3
Aug. 1906
SAN MARCOS
TEX.

MOUNTAIN

FORT

SAN ANTONIO

SAN ANTONIO

Map Division
Aug. 12 '55
Library of Congress

202 N LBJ, Bazaar
HPC-23-12 (202 N. LBJ Drive)

Proposed Exterior Work Plan:

We would like to add a double entry door to the SW corner of our storefront that faces N LBJ Dr. The entry would slightly recess into the existing building and be non-obstructing on the current sidewalk. We will need to demo out the existing storefront window to replace with the entry door, approx. 7' wide (the existing storefront and bulkheads are not original to the building and would not damage the integrity of the historic value of the building). Door to match (in style, color and finishes) the existing building exteriors to preserve building integrity.

HPC-23-12 Area of Alteration



HPC-23-12 Area of Alteration (Renderings – Close Up)



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

QUOTE #: 3905636-100-1

QUOTE VALID THROUGH: 7/22/2023

7521 Thermal Sash

SERIES: Exterior French & Sash Doors

DOOR DESIGN: 7521

QUANTITY: 2

DOOR SPECIFICATIONS

SPECIES: Hemlock

WOOD GRADE: Select

WIDTH: 3'-0"

HEIGHT: 8'-0"

THICKNESS: 1 3/4"

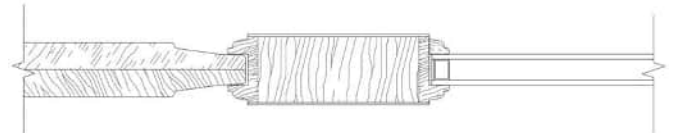
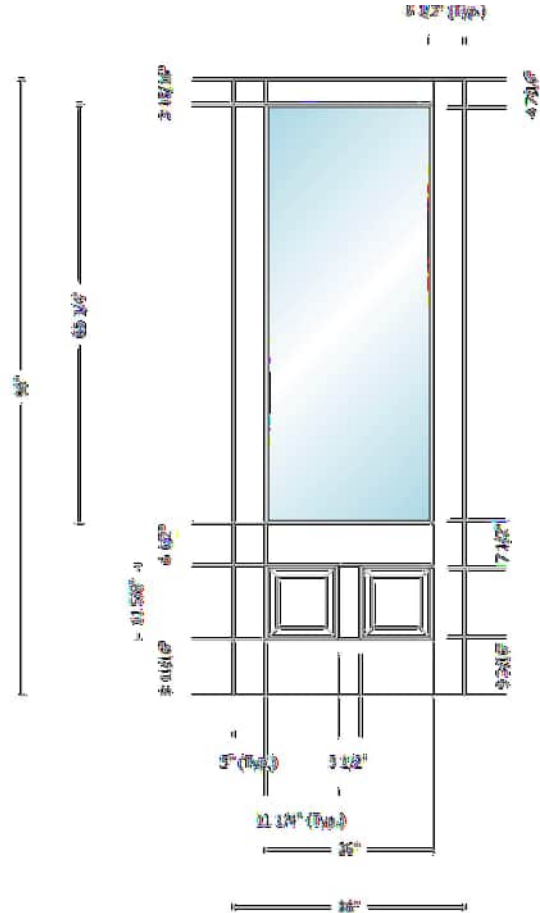
PROFILE: Ovolo Sticking

GLASS: Clear / Clear w/ Film

PANEL: 1-5/16" SHRP

ADDITIONAL OPTIONS:

Cartoned



Approved _____

Date _____

HPC-23-12 Historic Photos of Building

1906



1985



1986



1990s

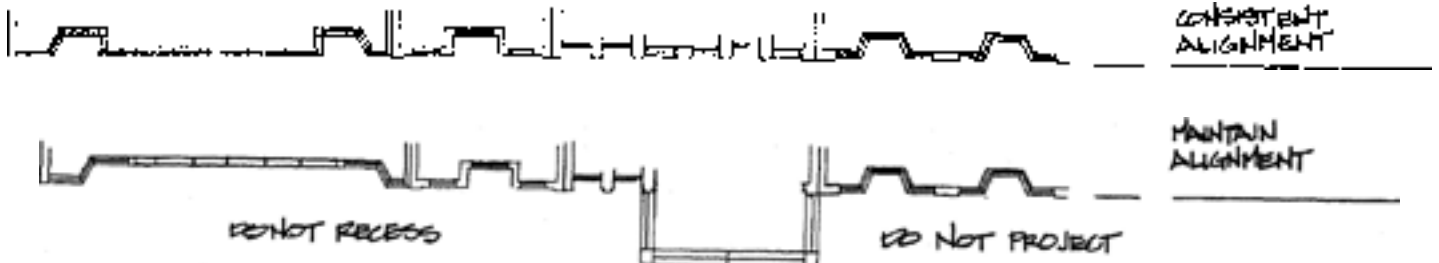


ARTICLE 2: COMMERCIAL BUILDINGS

DIVISION 1: BUILDING CHARACTERISTICS

A. Building Alignment

1. Buildings in the Downtown Historic District have a consistent alignment or have a common set back. The front wall of all buildings is constructed along the same line.
2. This common line of construction should be respected and maintained to give the appearance of a common wall.
3. Construction and renovation of buildings should not recess from this line.
4. No part of the building should project beyond this line except canopies, awnings, and, possibly, signage.
5. Historic buildings that are not in the Downtown Historic District also have a set back from the street which should be respected.



B. Rhythm and Visual Continuity

1. Most commercial buildings in the Downtown District have elements in common, which create a rhythm and visual pattern.
2. The majority of these buildings were designed on a strong architectural tradition of repeating parts. This tradition should be maintained.
3. While all buildings do not have identical details, the visual continuity and rhythm remains.

4. These characteristics should be maintained and enhanced as renovations occur.



C. Horizontal Organization

1. Downtown commercial buildings have a common horizontal organization in the heights of storefronts, canopies, etc.
2. There is a clear difference between the ground floor commercial activities and the more private upper activities or living spaces.
3. The horizontal bands are clearly seen in the front facades of the buildings.

4. The upper and lower walls of the two part commercial building have very different openings and details.



D. Ground Floor Rhythm

1. The regularity of building width creates a rhythm at the ground floor. Each bay, or structural width, is primarily made of glass panels. The panels create rhythm within the structural bay by repeating a similar width.

2. Within the ground floor of the block, the wall surface is comprised vertically of three horizontal elements: the base or kick plate, the display windows and glass portions of the doors and the transom.
3. These are consistent elements in the ground floor of almost all buildings. These proportional elements should be retained.
4. The repetition of display window and door components creates a rhythm in the block of buildings.
5. A characteristic common to most commercial buildings is the recessed entrance. This recessed space adds to the rhythm of the building face. This rhythm is also experienced by the pedestrian walking down the block.



E. Upper Floor Organization

1. The window openings are well defined at the upper floor and establish a pattern and rhythm of window-wall-window or solid-void-solid-void.
2. Windows are vertically proportioned, usually tall and thin. The windows are normally made of wood and both top and bottom portions open for ventilation. Each window frequently has a decorative top piece.
3. Buildings constructed later in the 1900s, after the Victorian period, often have windows placed in pairs or in banks of three.



F. Common Building Heights and Roof Shapes

1. The 2 story buildings have a consistent height and similar capping detail. Some buildings have a constructed cornice of masonry while others have a pressed metal cornice.
2. Buildings of 1 story have more variation in the height and detail of the cornice than their 2 story counterparts.
3. Roofs on commercial buildings are not often seen from the front. They are nearly flat and are hidden behind the wall of the building.
4. Side walls and rear elevations are not as detailed as the front elevation, but most roof lines have some form of cap or detail.



DIVISION 2: BUILDING COMPONENTS



Section C.2.2.1 Storefronts

- A. Commercial storefronts have a basic organization, both vertically and horizontally, which does not depend on the size of the building. This organization exists whether the building is one story or three story.
- B. There is a common vertical three-part construction with a base or kick plate, a display window, and a transom.
- C. Commercial storefronts also have a common horizontal three-part construction in each bay including display-entry-display or display-displayentry. Very transparent storefronts invite shoppers to look in.
- D. These three-part divisions should be preserved.
- E. Transoms should not be covered over or painted out.
- F. Display windows should remain transparent and not be altered in size.
- G. Kick plates should be preserved and maintained. Kick plates were originally installed to raise the storefront and reduce the chance of damage. They are used the same way today.



Section C.2.2.2 Entrances to Buildings

- A. The entrances to historic commercial building are recessed or set back from the face of the building to draw people into the building, allow space for entering and to provide protection from the elements. These entrances should not be changed. They should not be removed to create more interior space, nor

should they project out beyond the common building wall.

- B. Entrances are proportioned to fit within the overall organization of the store front. The entrance height is equal to the top of the display windows.
- C. If an entrance was not recessed originally, it should not be changed.
- D. Entrance heights should be retained. They should not be lowered.



Section C.2.2.3 Doors in Commercial Structures

- A. Historic doors for commercial buildings are constructed with large glass panels to let you see inside. They also have a kick plate similar in design and proportion to the kick plate of the store front. Historic doors should be retained and repaired if necessary.
- B. Doors are frequently installed in pairs. It is important to keep this configuration and not replace the doors with one large single door or reduce the opening to accommodate a new, standard sized door.
- C. If historic wood doors are beyond repair, it is important to replace them with wood doors of the same dimension and proportion.
- D. Aluminum doors and frames are not appropriate on Victorian buildings, or where wood doors were originally installed.
- E. Only aluminum doors, if original to the buildings, should be replaced with aluminum doors.

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Updated: March, 2023



CONTACT INFORMATION

Applicant's Name	Mike Dawoud	Property Owner	202 N LBJ Venture Group, LP
Company	202 SM TX LLC	Company	Bristle Properties (Attn: Julie)
Applicant's Mailing Address	1101 Tate Dr., San Marcos TX, 78666	Owner's Mailing Address	2606 RR 620 N. Austin, TX 78734
Applicant's Phone #	512.393.1122	Owner's Phone #	512.394.6447
Applicant's Email	sam@novahospitalitygroup.	Owner's Email	walker@primerei.com

PROPERTY INFORMATION

Address of Proposed Work: 202 N LBJ Suite 101 San Marcos, TX 78666

Historic District: Original Town of San Marcos

Tax ID #: R

Legal Description: Lot 8 Block 7 Subdivision

Historical Designation(s) of Property, if applicable:

☒ National Register of Historic Places ☒ Recorded Texas Historic Landmark

DESCRIPTION OF PROPOSED WORK

Please use this space to provide a detailed description of the proposed work (Use additional pages if necessary.)

We would like to add a double entry door to the SW corner of our storefront that faces N LBJ Dr. Please see attached Doc for additional work description.

AUTHORIZATION

Applicants or their agent are advised to attend the meeting to present information to the Historic Preservation Committee and to answer any questions the Historic Preservation Committee may have regarding the project. Failure to attend an HPC meeting may result in postponement or denial of the application.

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee \$150

Technology Fee \$15

TOTAL COST \$165

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Walker L. Molinare (owner name) on behalf of
202 North LBJ Venture Group, LP (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
202 N. LBJ Drive, San Marcos TX 78666 (address).

I hereby authorize Mike Dawoud (agent name) on behalf of
SM TX, LLC (agent company) to file this application for
COA (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:

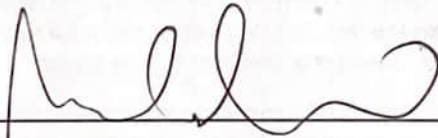


Date: 4/10/23

Printed Name, Title:

Walker L. Molinare, Managing Member

Signature of Agent:



Date: 5/8/23

Printed Name, Title:

Mike Dawoud

Form Updated October, 2019

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: _____

Date: _____

Print Name: _____

Mike Dawoud

Form Updated March, 2023

HPC-23-12

New Entryway

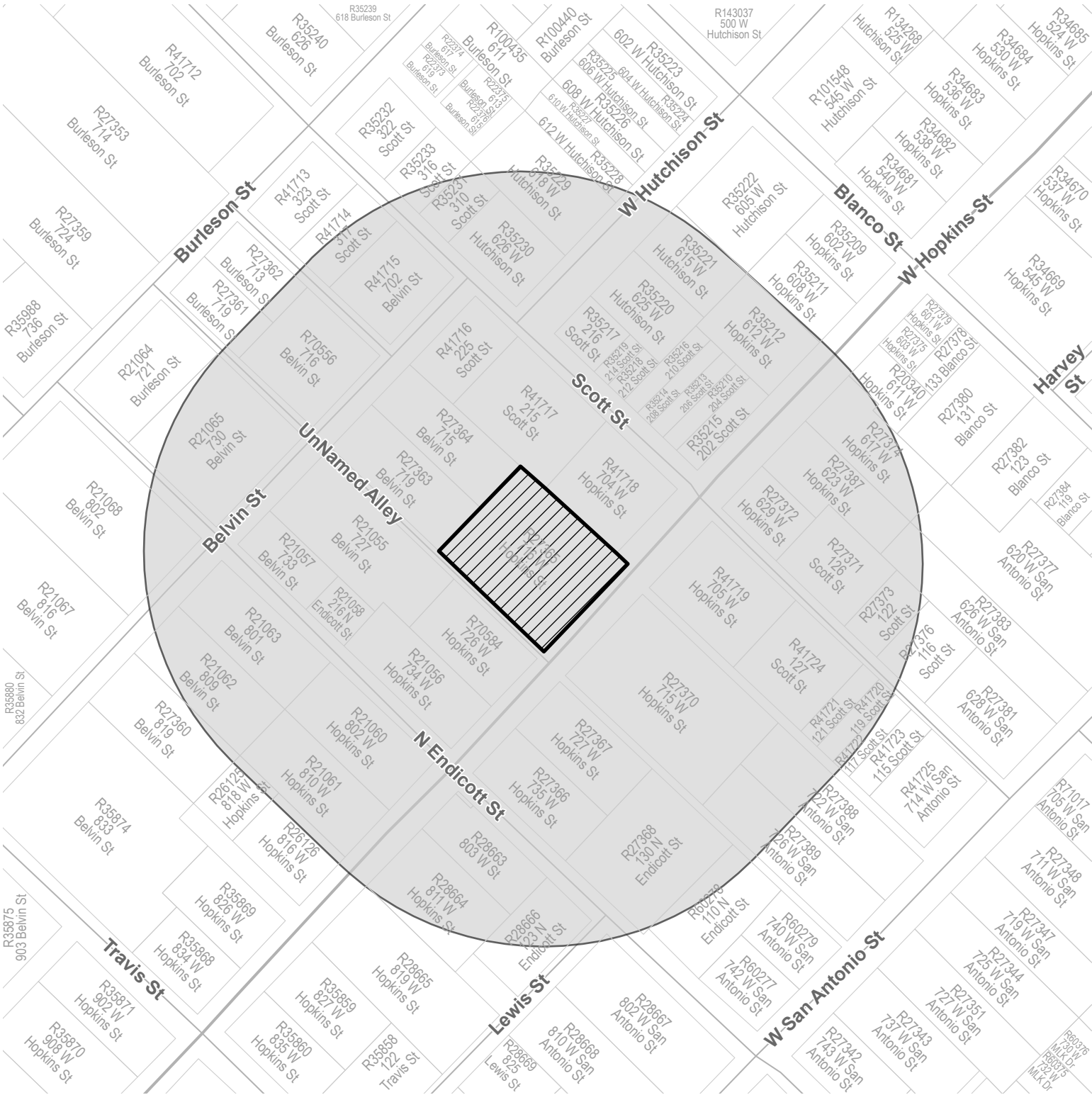
Staff finds request consistent with the following:




- **Sections 4.5.2.1(l)(1)(b), 4.5.2.1(l)(1)(d), 4.5.2.1(l)(1)(f) and 4.5.2.1(l)(1)(g):** San Marcos Development Code
- **Standards 1, 2, 3, 5, 7, 9, and 10:** Secretary of the Interior Standards for Rehabilitation

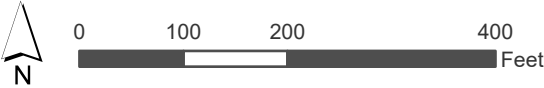
**Certificate of Appropriateness -
716 W Hopkins St. (Fence & Skirting)**

HPC-23-13

400ft Buffer



-  Subject Property
-  Parcel
-  400ft Buffer



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 6/28/2023



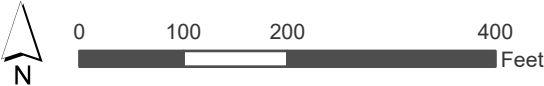
Certificate of Appropriateness -
716 W Hopkins St. (Fence & Skirting)

HPC-23-13

Aerial View



 Subject Property



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 6/28/2023



Certificate of Appropriateness

HPC-23-13 (716 West Hopkins Street)



Summary

Request:	Expansion of the existing wood privacy fence to the northeast property line. Replacement of the metal skirting with cedar shake lattice skirting.		
Applicant:	Dennis Sugrue 716 West Hopkins Street San Marcos, TX 78666	Property Owner:	Dennis Sugrue 716 West Hopkins Street San Marcos, TX 78666

Notification

Personal Mailing:	June 30, 2023	Posted Notice:	June 30, 2023
Response:	None as of the date of this report		

Property Description

Address:	716 West Hopkins Street (See: Aerial Map)		
Location:	South of the intersection with Scott Street		
Historic District:	Hopkins Street	Contributing Structure	Yes
Date Constructed:	C. 1900	My Historic SMTX Resources Survey:	High
National Register of Historic Places:	Not Listed	Recorded Texas Historic Landmark:	No
Building Description:	One-story, 2,626 square foot, Folk Victorian-style single-family residential structure		

My Historic SMTX Historic Resources Survey Summary

<input type="checkbox"/> Low	<input type="checkbox"/> Medium	<input checked="" type="checkbox"/> High
<p>High priority properties are those resources which have retained integrity, are significant or rare examples of a particular type or style, and/or have significant associations with the community. Typically, high priority properties are recommended as National Register of Historic Places (NRHP) or local landmark eligible either individually or as part of a potential historic district based on the results of research and survey efforts.</p> <p>The database states the building has a cross-gabled metal roof, wood siding, original wood windows and transom, along with decorative eave brackets, and two porches. The current footprint is evident on 1930 Sanborn map. It is also associated with a significant local businesswoman, Mrs. Ruth Manske, inventor of the Manske Roll, sold at Gil's Broiler on North LBJ Drive for over 70 years. She was also on the San Marcos School Board for several years. The database notes the property's high integrity as a significant example of style that reflects the early development of the neighborhood and its significant local historical association. (See: Historic Resources Survey Inventory Form, 1930 Sanborn Map)</p>		

Certificate of Appropriateness

HPC-23-13 (716 West Hopkins Street)



Current Request

The applicant is proposing to expand the existing six-foot-tall privacy fence, seen in the photograph below, to the northeast property line. Additionally, the applicant is proposing to replace the metal skirting with wooden framed lattice skirting. The new skirting will be installed around the entire home.

Please refer to attached documents for the site plan, photos of the areas of alteration (i.e., existing fence and skirting), description of proposed materials, and exhibit showing proposed lattice pattern.

My Historic SMTX Photograph



Staff Evaluation	Criteria for Approval (Sec.2.5.5.4)
<u>No Affect</u>	Consideration of the effect of the activity on historical, architectural, or cultural character of the Historic District or Historic Landmark; <i>Approval of the request would not affect the activity noted above.</i>
<u>N/A</u>	For Historic Districts, compliance with the Historic District regulations;
<u>No</u>	Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued; and <i>The property owner will not suffer an extreme hardship.</i>
<i>See Analysis Below</i>	The construction and repair standard and guidelines cited in Section 4.5.2.1

Certificate of Appropriateness

HPC-23-13 (716 West Hopkins Street)



FENCE

Construction and Repair Standards (Sec.4.5.2.1(l)(1))

New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:

Staff Evaluation

Consistent Inconsistent Neutral

N/A

a. Height. The height of a proposed building shall be visually compatible with adjacent buildings.

N/A

b. Proportion of Building's front Facade. The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.

N/A

c. Proportion of openings within the facility. The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.

N/A

d. Rhythm of solids to voids in front Facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.

X

e. Rhythm of spacing of Buildings on Streets. The relationship of a building to the open area between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.

No change to the building location is proposed.

N/A

f. Rhythm of entrance and/or porch projection. The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.

X

g. Relationship of materials, texture and color. The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.

The applicant is proposing to use the same dog-eared wood fencing material that currently exists.

N/A

h. Roof shapes. The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.

Certificate of Appropriateness

HPC-23-13 (716 West Hopkins Street)



FENCE			
Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(l)(1))
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>i. <u>Walls of continuity.</u> Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.</p> <p><i>Extending the fence to the northeast property line will increase the size of the rear yard while not impairing the wall of continuity along West Hopkins Street.</i></p>
		<u>N/A</u>	<p>j. <u>Scale of a Building.</u> The size of a building, the mass of a building in relation to open areas, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.</p>
<p><i>See Attached Historic District Guidelines (if necessary)</i> <i>See Secretary of the Interior Standards Analysis Below</i></p>			<p>The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained in this section, the Historic District Guidelines located in Appendix C of the San Marcos Design Manual, and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.</p> <p><i>Sections C.3.2.4, C.3.2.5, and C.3.4.5, Historic District Design Guidelines, Appendix C, San Marcos Design Manual</i></p>

Certificate of Appropriateness

HPC-23-13 (716 West Hopkins Street)



FENCE			
Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships. <i>The home will continue to be used as a single-family home.</i></p>
<u>X</u>			<p>2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. <i>Expansion of the existing fence does not impair the spatial relationship of the site.</i></p>
		<u>N/A</u>	<p>3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.</p>
<u>X</u>			<p>4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. <i>No changes are proposed.</i></p>
		<u>N/A</u>	<p>5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</p>
<u>X</u>			<p>6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. <i>The applicant is proposing to use the same six-foot-tall, dog-eared wooden pickets.</i></p>
		<u>N/A</u>	<p>7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</p>
		<u>N/A</u>	<p>8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</p>

Certificate of Appropriateness

HPC-23-13 (716 West Hopkins Street)



FENCE

Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
<u>X</u>			9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. <i>The applicant is proposing to use the same six-foot-tall, dog-eared wooden pickets.</i>
<u>X</u>			10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. <i>The fence could be removed from the site without impairing the historic integrity.</i>

Certificate of Appropriateness

HPC-23-13 (716 West Hopkins Street)



SKIRTING

Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(l)(1)) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	a. <u>Height</u> . The height of a proposed building shall be visually compatible with adjacent buildings.
		<u>N/A</u>	b. <u>Proportion of Building's front Facade</u> . The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
		<u>N/A</u>	c. <u>Proportion of openings within the facility</u> . The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
		<u>N/A</u>	d. <u>Rhythm of solids to voids in front Facades</u> . The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
		<u>N/A</u>	e. <u>Rhythm of spacing of Buildings on Streets</u> . The relationship of a building to the open area between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
		<u>N/A</u>	f. <u>Rhythm of entrance and/or porch projection</u> . The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
		<u>X</u>	g. <u>Relationship of materials, texture and color</u> . The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related. <i>Skirting may deteriorate over time and should be repaired or replaced if missing or badly deteriorated. While pressed metal skirting was often used, it is not a distinctive feature of the home. Most of the homes in the Hopkins Street Historic District have pressed metal skirting. However, there are other homes that have wooden lattice skirting. The Folk Victorian style house at 816 West Hopkins Street was approved for a wooden lattice with brick details in 2019.</i>

Certificate of Appropriateness

HPC-23-13 (716 West Hopkins Street)



SKIRTING			
Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(l)(1))
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	h. <u>Roof shapes.</u> The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.
		<u>N/A</u>	i. <u>Walls of continuity.</u> Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.
		<u>N/A</u>	j. <u>Scale of a Building.</u> The size of a building, the mass of a building in relation to open areas, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related
<p><i>See Attached Historic District Guidelines (if necessary)</i> <i>See Secretary of the Interior Standards Analysis Below</i></p>			<p>The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained in this section, the Historic District Guidelines located in Appendix C of the San Marcos Design Manual, and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.</p> <p><i>See attached Section C.3.3.1, Historic District Design Guidelines, Appendix C, San Marcos Design Manual</i></p>

Certificate of Appropriateness

HPC-23-13 (716 West Hopkins Street)



SKIRTING

Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships. <i>The home will continue to be used as a single-family home.</i></p>
		<u>X</u>	<p>2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. <i>While pressed metal skirting was often used, it was not identified as a distinctive feature of the home.</i></p>
		<u>X</u>	<p>3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. <i>There is no photographic evidence of what material the skirting was on this home historically. Many of the homes within the Hopkins Street Historic District use metal skirting, but there are a few homes with wooden lattice skirting.</i></p>
<u>X</u>			<p>4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. <i>The existing skirting was not identified as a distinctive feature of the home.</i></p>
<u>X</u>			<p>5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. <i>The existing skirting was not identified as a distinctive feature of the home.</i></p>
		<u>X</u>	<p>6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. <i>Most of the homes in the Hopkins Street Historic District have pressed metal skirting. However, there are other homes that have wooden lattice skirting. The Folk Victorian style house at 816 West Hopkins Street was approved for a wooden lattice with brick details in 2019.</i></p>

Certificate of Appropriateness

HPC-23-13 (716 West Hopkins Street)



SKIRTING

Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
		<u>N/A</u>	8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
<u>X</u>			9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. <i>The new skirting will not destroy historic materials, features, nor the spatial relationships of the property.</i>
<u>X</u>			10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. <i>The skirting can be removed in the future without impairing the historic integrity of the property.</i>

TEXAS HISTORICAL COMMISSION

152

Historic Resources Survey Form

Project #: 00046

County: Hays

Address No: 716

Street Name: W HOPKINS ST

Local Id: R27365

City: SAN MARCOS

Block: 2

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information **Name:** PIERCE ANGELA L & BAKER JOSEPH

Address: 716 W HOPKINS ST

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location

Latitude: 29.879804

Longitude: -97.949212

Parcel Id Phase 2

Legal Description (Lot\Block): FARM LOT, LOT PT OF 15

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name: Hopkins Street Local Historic District

Current Designations: ☐ NR District

☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☒ Local ☐ Other **Is property contributing?** ☒

Architect:

Builder

Construction Date: ca. 1900

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 2/1/2019

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1900 Folk Victorian house with cross-gabled metal roof, wood siding, original wood windows, transom, decorative eave brackets, and two porches; current footprint evident on 1930 Sanborn map (sheet 11); per neighbor, this was the Manske house, home of Ms. Manske who invented the San Marcos Manske Roll (sold at Gil's Broiler on N. LBJ Dr.); identified in 1997 Heritage Neighborhood Survey as medium priority; high integrity and significant historical association

☐ Additions, modifications **Explain:**

☐ Relocated **Explain:**

TEXAS HISTORICAL COMMISSION

152

Historic Resources Survey Form

Project #: 00046

County: Hays

Address No: 716

Local Id: R27365

City: SAN MARCOS

Block: 2

Street Name: W HOPKINS ST

Stylistic Influence

Folk Victorian

Structural Details

Roof Form

Cross-Gabled

Plan

Irregular

Roof Materials

Metal

Chimneys

Brick, Interior

Wall Materials

Wood Siding

Porches/Canopies

FORM Shed Roof, Wraparound

SUPPORT Wood posts (turned), Brackets

MATERIAL

Windows

Wood, Double hung

Doors (Primary Entrance)

Single, With transom

Landscape Features

ANCILLARY BUILDINGS:

Garage: Hist. age garage

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Community Development

Applicable National Register (NR) Criteria:

- ☒ **A** Associated with events that have made a significant contribution to the broad pattern of our history
- ☒ **B** Associated with the lives of persons significant in our past
- ☒ **C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ **D** Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Sign. example of type/style; reflects early dev. of neighborhood; associated with significant local businesswoman Mrs. Manske

Periods of Significance:

ca. 1900-1975

Levels of Significance: ☐ National ☐ State ☒ Local

Integrity: ☒ Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association

Integrity Notes:

Possible side additions but all of historic age and evident on 1930 Sanborn map

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?: ☒

Potential NR District Name: Hopkins Street Historic District

Priority High

Explain: Significant local historical associations; contributing to local hist. dist.

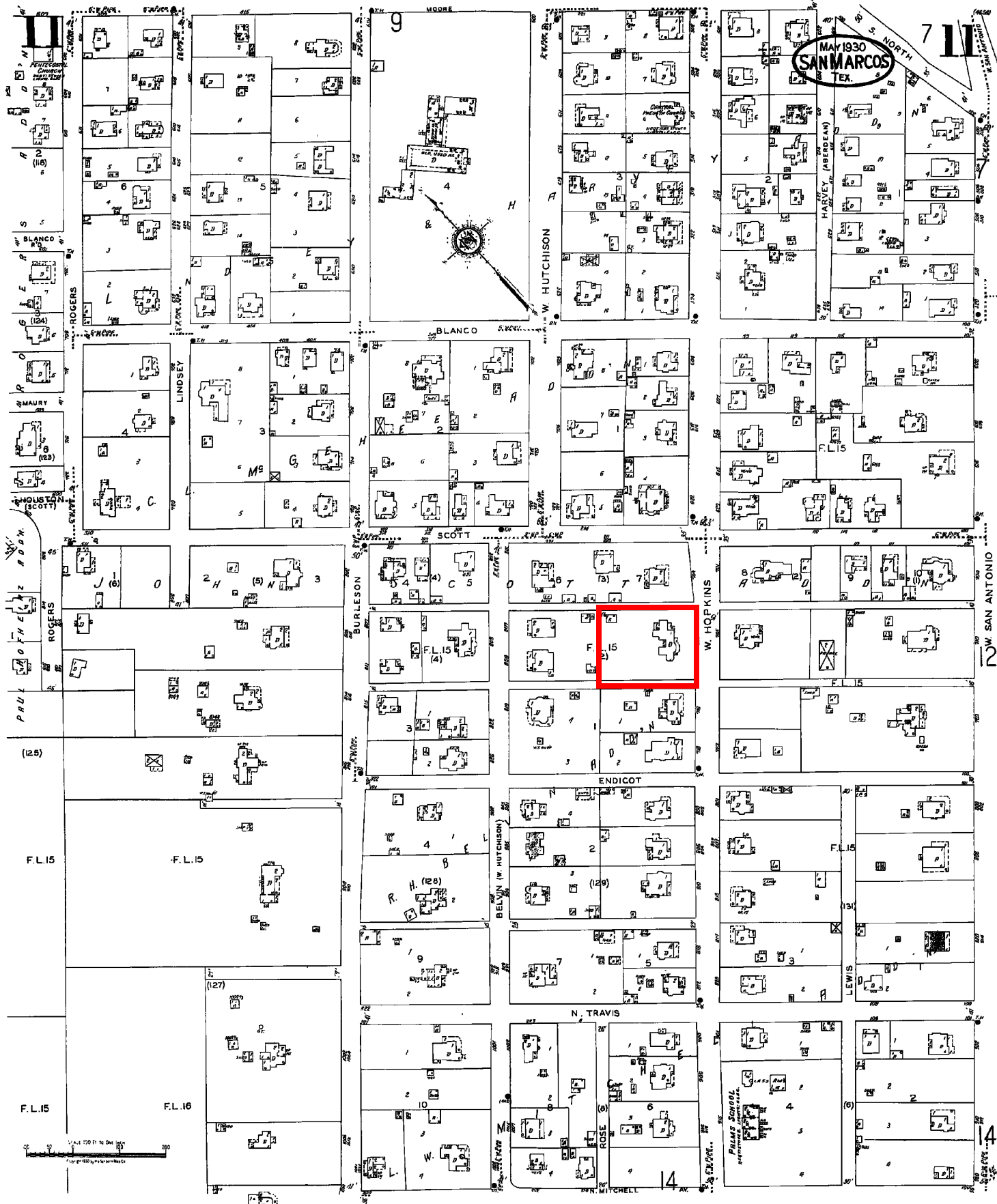
Other Information

Is prior documentation available for this resource? Yes

Type ☐ HABS ☒ Survey ☒ Other

Documentation Details:

1997 San Marcos Heritage Neighborhood Survey; Sanborn map 1930 and 1944 (sheet 11); neighborhood contact



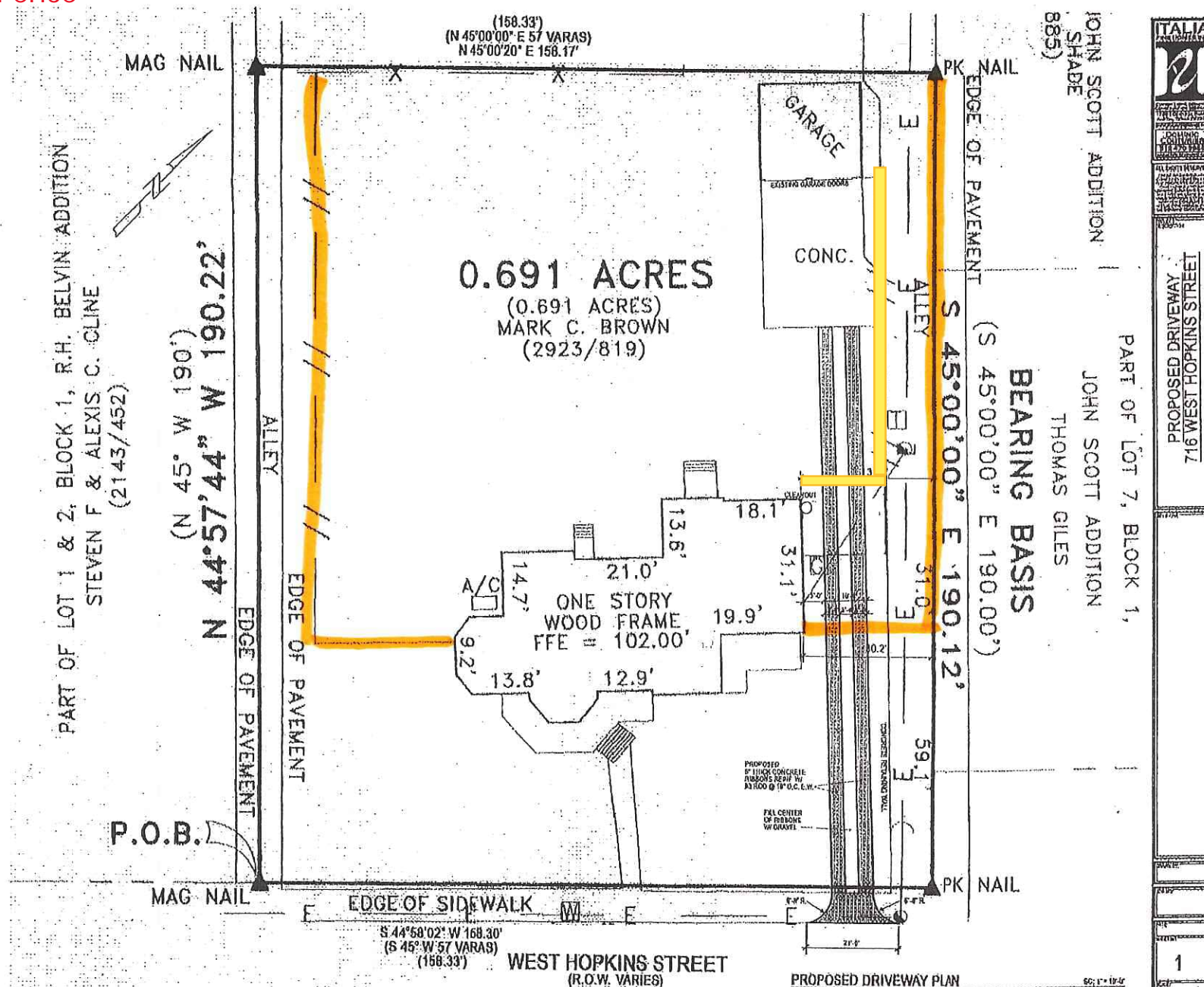
MAY 1930
SAN MARCOS
TEX.

7 11

W. SAN ANTONIO

14

PROPOSED FENCE LOCATION



HPC-23-13 Areas of Alteration



Existing fence, northeast side of property (to be relocated to NE property line; arrow showing expansion direction, not location of property line; see site plan for surveyed property line)



Existing fence, northeast side of property (to be relocated to NE property line; arrow showing expansion direction, not location of property line; see site plan for surveyed property line)

HPC-23-13 Skirting



Existing skirting around home

Proposed Skirting Example

*(Photos show brick details; proposed skirting **will not** include brick details)*



HPC-23-13 Description of Materials

Lattice Panels

Materials: Pressure-treated wood lattice with slats that are 1.5 inches wide and .25 inches thick, weaved in a square design with 3/8" openings.

Dimensions:

Rectangular panels that are 2ft.x6ft.

Cedar Shake Panels

The cedar shake panels will be custom made to fit the lattice. The shakes will be attached to the lattice panels in a vertical pattern.

Finish:

Painted wood finish.

Installation:

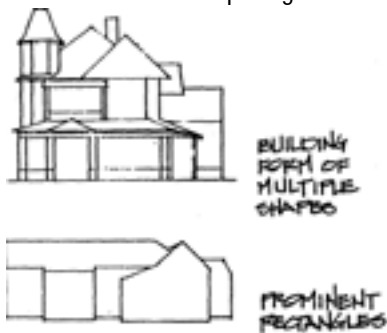
The lattice panels and wood shake panels will be installed on the exterior of the house. They will be attached to the house with screws.

This skirting design is appropriate for a historic district because it is made of natural materials and is in keeping with the architectural style of the surrounding homes. The pressure-treated wood will protect the skirting from the elements, and the natural wood finish will complement the exterior of the house. The lattice panels will provide a decorative touch and will help to protect the house from pests and moisture.

1. Unique concrete street markers located at San Antonio Street intersections designate the block number and street name.
2. The San Antonio Street Historic District has a larger collection of Craftsman and modern housing styles than the Belvin Street Historic District.
3. Many of the yards have a “curb” just inside the sidewalk which further defines the yard from the parkway.
4. There have been many alterations to the houses in the San Antonio Street Historic District.
5. The density of San Antonio Street is substantially greater than that of Belvin Street due to the lot size and development pattern.

Section C.3.2.4 Definitions of Historic District Characteristics

- A. Building Form.** Building form is primarily dictated by the style of the building. For example, Queen Anne and Victorian styles are recognizable by their compositions of multiple shapes which include bays, dramatic roof lines, dormers and porches. The Craftsman style is derived from a simplified rectilinear plan. The Neoclassical building also derived its form from a rectilinear plan but has a dominant central entry porch with columns which extend the full height of the building. The Tudor form is derived by one or more prominent cross rectangles, its building materials (principally masonry and stone) make it less compartmentalized with fewer openings.



- B. Scale.** The scale of a building is measured as the relationship of building size to something else, such as a human. Windows, entrances, porches, bays and the dimension of building

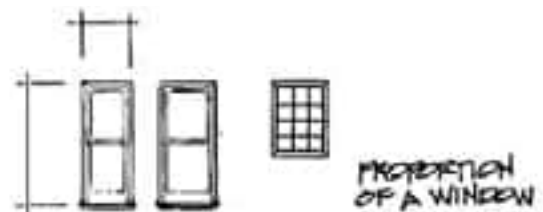
materials contribute to the overall scale of the building. The houses in these districts are one or two stories high and are considered to be “human” scale.



- C. Rhythm.** The rhythm of a street is created by the spacing between houses, the location and spacing of sidewalks from the curb to the entrances of the houses, the location and spacing of the driveway entrances to each property. The rhythm of the street adds to the visual continuity and establishes the organization and site design guidelines for a neighborhood.



- D. Proportion.** Proportion is the relationship of the dimensions of an object to itself, such as height to width. Proportion is inherent in all aspects of a building form, components and material. As an example, older homes with higher ceiling heights have windows that are taller than they are wide. This proportion is approximately 2 1/2 high to 1 wide. House styles of the 1960s to 1980s usually have lower ceiling heights so their windows are shorter and wider.



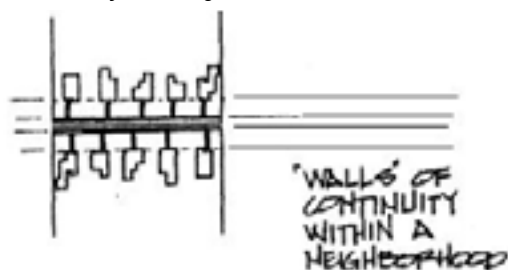
- E. The Relationship of Materials and Texture.** The materials and texture of each home is representative of the style and period of construction. The texture of a material can express mass. The

inherent properties and dimensions of construction materials like brick and wood boards help in understanding the home's size, scale and proportion. Because stucco has no dimension, it is difficult to measure its relationship to the scale of a building. Tudor houses, for example are constructed mainly of brick and stone and because of the size and texture of these materials, the houses express mass with a rustic appearance.



CONTRASTING
MATERIALS
EMPHASIZE
DETAIL

- F. Walls of Continuity.** The front of each building, its walls, its porch alignment and even fences help define a “wall” that establishes a visual pattern along the streetscape. Each neighborhood has visual continuity, starting at the street which is basically a straight line of uniform width. A curb runs along the street defining the green space of the parkway followed by the sidewalk. Each of these elements work to organize a neighborhood. These organizational elements along with orientation and placement of houses on the lot establish the visual continuity of a neighborhood.



- G.** Due to the difference in lot size between the Belvin Street and San Antonio Street Districts, the visual continuity and rhythm are different. Each neighborhood has its own established organization which should be respected.
- H.** As changes are proposed to a site or house, review the lines of continuity and rhythm established in the neighborhood. Look at the scale, form and proportions of proposed changes. Will the proposed project retain and enhance the characteristics or will it create change?

Section C.3.2.5 Site Development and Orientation

- A.** The organization pattern established in each Historic District guides the development and proposed alteration of each site. Historic neighborhoods were designed to be pedestrian friendly since walking was a major mode of transportation. Houses face the street with a logical, visible entrance and a sidewalk that leads from the street to this entrance. Sidewalks from the street to the front door help establish rhythm.
- B.** There is an established distance from the street to the house, which is called a setback. This setback reinforces the importance of the entrance and orientation of the building. Building beyond this setback would change the visual continuity established.



Concrete ribbons leading to garage behind the house (921 W San Antonio St)



Front yard fence does not obscure the house (730 Belvin St)

- C.** Driveway approaches in the front yard lead to garages and secondary outbuildings, which are located behind the main house. Contemporary style houses have incorporated their garage or carports into their house plan, but typically they do not project beyond the established front wall of the house. While the construction of new garages and carports is

sometimes necessary, their placement and approach should respect the original “front line” of the house. This would place them behind the existing setback. Locating them to the rear of the property is preferable.

- D. Front yards are defined by sidewalks, yard curbs, short walls, boundary walls made of stone, brick, concrete or concrete block. These walls are low in profile and do not obscure the house. Front yard fences are not common in these neighborhoods, but there is evidence of historic fences in the Belvin Street Historic District.
- E. The following guidelines are recommended:
 1. Retain the orientation of the house to the street. To change the entrance from the front would alter the pedestrian approach and rhythm.
 2. Removing or relocating the sidewalk from the street would break the rhythm of the neighborhood. Broken sidewalks should be replaced but the location should remain. The material should match the original or should be compatible with the house and the surrounding neighborhood. Materials such as stone, concrete or brick pavers, and decomposed granite are appropriate replacement materials and are not as harsh as large expanses of concrete.



Strong pedestrian approach (220 N Johnson Ave)



Retain orientation of house to street (921 W San Antonio St)

3. Driveway locations should not be altered if it affects the rhythm of the street. Materials that might be used for a driveway are gravel, pea gravel with a brick or metal edge band, pavers, concrete strips or “ribbons” and asphalt. Front yard circular drives are not appropriate to the neighborhood because they encroach on the setback and break the rhythm on the street.
4. The style of the house and the surroundings should be considered when thinking of any type of front yard fence. For example, an ornate Victorian fence would look out of place in front of a Craftsman style house.
5. Review the reason for wanting to install a front yard fence. Did one exist historically? Houses constructed in the 1880s had front yard fences to keep livestock from roaming into the yard. Houses built in the 1920s had no fences in the front yard, which reflected a “progressive” movement when fencing laws reduced the chance for roaming livestock.
6. Can the fence be installed at or behind the setback line?

Section C.3.2.6 Modern Conveniences and Amenities

- A. Historic homes offer charm and character not always found in current residential construction. As families grow and residents grow older, needs change. Air conditioning is a welcome relief from the heat and humidity in San Marcos. Additional rooms and bathrooms may be necessary as children get older. Steps may become impossible to maneuver with age or a disability.

inherent property in stucco due to the shrinkage of the plaster. Small cracks can be concealed by applying an elastomeric paint which has the ability to stretch and return to its shape. Large cracks can be repaired and deteriorated or missing stucco can be replaced with stucco that matches the texture and composition of the original material.

- C.** Stucco is a material to be used as the initial exterior wall surface of a building. It is not intended to be installed over another wall surface material. Installing stucco over a wood siding will cause the wood beneath to deteriorate and will change the overall appearance of the house by eliminating the original detail and shadows of the boards.
- D.** The following guidelines are recommended:
 - 1. Retain and maintain original stucco.
 - 2. Avoid installing stucco over another material.

Section C.3.4.5 Wood

- A.** Wood was the primary building material in residential construction in San Marcos. It was readily available, did not require the skills of as many craftsmen, and was used for structural elements as well as skin.
- B.** The majority of houses built during this period on Belvin Street and San Antonio Street are covered with horizontal wood siding. Wood with a tapered profile is in clapboard or lap siding while a milled profile has a more decorative shape. Board and batten, which is a vertical siding, is commonly used on outbuildings such as garages, barns and sheds, and occasionally on small houses. Another common use of wood is decorative wood shingles used as a siding, which was relatively easy to use as a decorative feature on gable ends, turrets, or dormers. Patterns included fish scale, diamond, square cut, and rounded. Wood shingle roofs, although common, are not presently found on the historic houses in the two areas. This may be the result of previous replacement due to deterioration.
- C.** Wood details are found on all houses from all styles and periods of construction. Victorian and Classical styles include ornate turned columns, spindles, box columns, columns of classical order, brackets, bargeboards, cut and turned frieze details, elaborate doors and door surrounds. Less ornate details of the Craftsman, Folk Victorian and Colonial Revival

styles include box columns, brackets and simple porch railings. Wood was the most common material used for porch flooring and is prone to decay because of the exposure to weather conditions. Flooring was usually a high quality wood that was painted on all sides and edges prior to installation to prolong the life of the wood.

- D.** Wood is the primary skirting material on historic houses. Because houses were built above ground on posts and beams, a skirt was constructed from the floor level down to the ground. This skirting usually reflects the same siding profile as the house, was a wider horizontal board, or was a wood lattice, which allowed for ventilation. This wood lattice was commonly installed as a horizontal/vertical grid, rather than the wood lattice which is available today. Solid skirt materials must be vented to allow air to pass under the house and eliminate moisture from the foundation.
- E.** The following guidelines are recommended:
 - 1. Retain and repair wood siding and details.
 - 2. Replace missing or badly deteriorated wood features with wood of the same dimension and profile.
 - 3. Refrain from installing synthetic materials over existing wood materials because they frequently cause the historic material to rot.
 - 4. Refrain from replacing a deteriorated wood feature with another material.
 - 5. Explore the use of epoxy wood repair materials in lieu of replacing an entire wood member. This has proven effective on rotted column bases, window sills and sash, etc.
 - 6. Replace rotted wood that is in contact with the ground with a chemically treated wood to prolong the life of the feature. This can be done on skirting and steps. Treated wood can be used to rebuild lattice skirting by cutting strips from standard treated 2x4 material. All treated wood should be thoroughly dried prior to installation.

Section C.3.4.6 Synthetic Materials

- A.** With the advent of plastics and modern methods of forming materials, which were not available until after World War II, home owners have been influenced by the promise of

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Updated: March, 2023



CONTACT INFORMATION

Applicant's Name	Dennis Sugrue	Property Owner	Dennis Sugrue
Company		Company	
Applicant's Mailing Address	716 W. Hopkins St.	Owner's Mailing Address	716 W. Hopkins St.
Applicant's Phone #	(512) 576-6500	Owner's Phone #	(512) 576-6500
Applicant's Email	dsugrue@ymail.com	Owner's Email	dsugrue@ymail.com

PROPERTY INFORMATION

Address of Proposed Work: 716 W. Hopkins St.

Historic District: Hopkins Street Historic District

Tax ID #: R 27365

Legal Description: Lot _____ Block _____ Subdivision _____

Historical Designation(s) of Property, if applicable:

☐ National Register of Historic Places ☐ Recorded Texas Historic Landmark

DESCRIPTION OF PROPOSED WORK

Please use this space to provide a detailed description of the proposed work (Use additional pages if necessary.)

- Rebuild existing fence with like materials comprised of cedar dog-eared 4" face.
- Extend the existing fence to the lot line on the Northeast side of the property.
- Replace rusting and rotting metal skirting surrounding the home with premium cedar shake, custom built in a way that preserves the property's historic character.

AUTHORIZATION

Applicants or their agent are advised to attend the meeting to present information to the Historic Preservation Committee and to answer any questions the Historic Preservation Committee may have regarding the project. Failure to attend an HPC meeting may result in postponement or denial of the application.

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee \$150

Technology Fee \$15

TOTAL COST \$165

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Dennis Sugrue (owner name) on behalf of

(company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
716 W. Hopkins Street (address).

I hereby authorize _____ (agent name) on behalf of

(agent company) to file this application for

(application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 5/5/25

Printed Name, Title: Dennis H Sugrue owner

Signature of Agent: _____ Date: _____

Printed Name, Title: _____

Form Updated October, 2019

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: 

Date: 5/5/23

Print Name: Dennis H. Sugar

Form Updated March, 2023

HPC-23-13

Fence

Staff finds request consistent with the following:

- **Sections 4.5.2.1(l)(1)(e), 4.5.2.1(l)(1)(g) and 4.5.2.1(l)(1)(i):**
San Marcos Development Code
- **Standards 1, 2, 4,6, 9, and 10 :** Secretary of the Interior
Standards for Rehabilitation

HPC-23-13

Skirting

Staff finds request consistent with the following:

- **Standards 1, 4, 5, 9, and 10** : Secretary of the Interior Standards for Rehabilitation

Staff finds request neutral against the following:

- **Section 4.5.2.1(l)(1)(g)**: San Marcos Development Code
- **Standards 2, 3, and 6**: Secretary of the Interior Standards for Rehabilitation